

ORDINANCE NO. 1212

THE CITY OF WOODLAND, WASHINGTON

AN ORDINANCE AMENDING WMC 17.08.350.1 TO DEFINE GROSS VEHICLE WEIGHT RATING, AMENDING WMC 17.16.080 AND WMC 17.20.100 TO REDEFINE RESTRICTIONS FOR COMMERCIAL VEHICLE PARKING IN RESIDENTIAL ZONES, AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION AS SET FORTH HEREIN.

WHEREAS, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

WHEREAS, all procedural requirements of the Woodland Municipal Code (WMC) for these amendments have been met;

NOW THEREFORE, be it hereby ordained by the City Council of the City of Woodland as follows:

Section 1. Code Amendments. Highlighted and italicized text is proposed to be added to the current code, while text that is struck through is proposed to be eliminated from the current code.

Chapter 17.08 - Definitions

17.08.350.1 – Gross Vehicle Weight Rating (GVWR)

“Gross Vehicle Weight Rating” (GVWR) means the value specified by the manufacturer as the maximum load weight of a single vehicle.

Chapter 17.16 - Low Density Residential (LDR) Zoning Districts

WMC 17.16.080 – Performance Standards

The following special performance standards shall apply to properties located in the LDR district:

A. Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be visually screened from surrounding properties and streets and shall be so operated that they do not disturb the peace, quiet and comfort of the neighboring residents. Apparatus needed for the operation of solar energy systems need not be screened pursuant to this section.

B. Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods.

1. Exemptions. Pickup or light trucks, fourteen thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) or less, with or without a mounted camper unit, which are primarily used by the property owner/renter for transportation purposes are exempt from this section.
2. Recreational and Utility Vehicles. Recreational and utility vehicles are defined as travel trailers, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, other recreation trailers and utility trailers, boats, motorcycles, snowmobiles and other motorized recreation vehicles. Recreational and utility vehicles may be parked in residential areas provided the following conditions are met:
 - a. Vehicles shall not intrude into public right-of-way or obstruct sight visibility from adjacent driveways;
 - b. Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical conditions on the site. However, not more than one recreation and/or utility vehicle shall be parked in the front setback, with no more than three stored outside per single-family lot;
 - c. The recreational vehicles shall be maintained in a clean, well-kept state which does not detract from the appearance of the surrounding area;
 - d. Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken;
 - e. At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days per year.
3. On-street and off-street parking of truck tractors, truck tractor trailers or commercial vehicles in excess of fourteen thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) is prohibited in residential areas. The following vehicles are exempt from these parking restrictions:
 - a. authorized emergency vehicles as defined in RCW 46.04.040, as presently enacted or hereafter amended;
 - b. public or privately owned ambulances licensed pursuant to RCW 18.73.130;

- c. Tow Trucks, provided (1) the tow truck is owned and operated by a registered owner/operator pursuant to WAC 204-91A; (2) the tow truck is no larger than a Class B tow truck as defined in WAC 204-91A-170 (2) and (3); and (3) the truck has no more than two (2) axles.

Violation of this section is a parking infraction.

17.20.100 - Criteria and standards for accessory uses.

- c. Home Occupations.
 - 1. The resident operator shall obtain a business license, which shall be renewed annually;
 - 2. The home occupation shall employ no more than one person in addition to those who are residents of the dwelling;
 - 3. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;
 - 4. The home occupation shall have no advertising, display, or other indications of a home occupation on the premises;
 - 5. No storage or display of goods shall be visible from the outside of the structure;
 - 6. No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line;
 - 7. A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located;
 - 8. Merchandise shall not be offered for direct sale within the residence, accessory structure, or on-site;
 - 9. No commercially licensed vehicles over fourteen thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) capacity shall be utilized in the business. No more than one type of commercially licensed vehicle under fourteen

thousand five hundred (14,500) pounds gross vehicle weight rating (GVWR) capacity shall be utilized in the business on the premises.

Section 2. Savings. The ordinance, or portions of the ordinance, which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

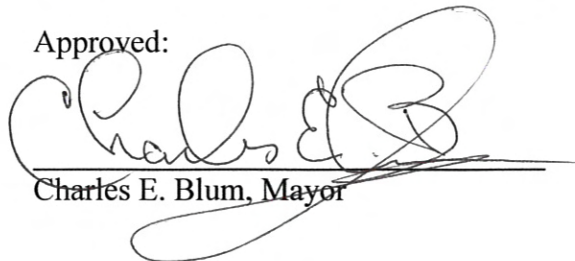
Section 3. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

Section 4. Effective Date. This ordinance shall be effective five days after publication and shall be published according to the law.

ADOPTED IN OPEN MEETING 6th DAY OF JUNE 2011.

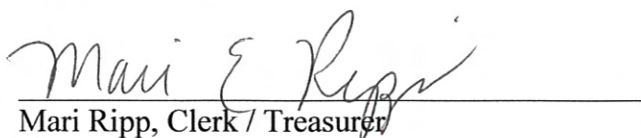
CITY OF WOODLAND, WASHINGTON

Approved:



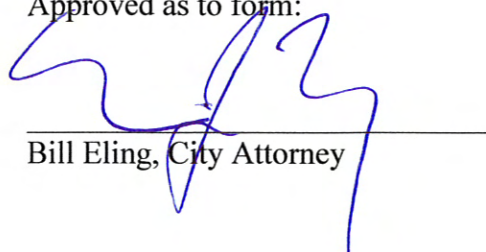
Charles E. Blum, Mayor

Attest:



Mari Ripp, Clerk / Treasurer

Approved as to form:



Bill Eling, City Attorney