

CITY OF KENNEWICK
ORDINANCE NO. 5946

AN ORDINANCE RELATING TO RECREATIONAL VEHICLE STORAGE
AND AMENDING SECTION 18.12.180 OF THE KENNEWICK MUNICIPAL
CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 18.12.180 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.12.180: Recreational Vehicle Storage.

The following requirements are applicable to all new recreational vehicle storage areas and
to expansions of existing facilities:

- (1) Access driveways shall be paved; and storage areas shall be paved or prepared with three inches of five-eighths minus gravel topped by one-inch of one-inch rolled rock and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington; maintained in a weed free condition; be regravelled as necessary to eliminate dust; and must be subject to a designated and approved customer parking plan that includes physical markers for storage areas and barriers for access drives.
- (2) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (3) In addition to the requirements of KMC 18.21, Landscaping, all storage complexes shall have a minimum five-foot landscaped area meeting KMC 18.21.060(1)(a) when adjacent to a residential zoning district.
- (4) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (5) All outdoor storage areas shall be screened with an eight-foot high sight-obscuring fence.
- (6) Barbed wire, razor wire, and electric fences are not permitted.
- (7) When located in CC and CG zoning districts, recreational vehicle complexes are permitted as follows:
 - a. Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan or on Plaza Way or S Zintel Way shall maintain a minimum setback of 150 feet from the street frontage property line;

- b. Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that the streetscape requirements of the Commercial Design Standards are met.

(Ord. 5946 Sec. 1, 2021; Ord. 5180 Sec. 1, 2007)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 19th day of October, 2021, and signed in authentication of its passage this 19th day of October, 2021.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5946 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 20th day of
October, 2021.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____