



# Department of Community Development Administrative Policy

## Safari Association RV Park

### Summary Statement

The goal of this policy is to interpret Pacific County Ordinances as they are currently written and apply them consistently. The current language has some areas that are ambiguous and open to interpretation. This policy is to clarify those areas and find ways to work within the constraints of the current regulations to allow, to the extent possible, continued use and development within Safari that is similar to historical uses and development. This policy provides interpretations of sections within current County ordinances which are specific to Safari RV Park.

Due to the unique nature of Safari RV Park, which includes privately assigned individual lots, this policy is essentially a blend of the requirements for a licensed recreational vehicle park and the requirements of a mobile/manufactured home park as defined in Pacific County Ordinance # 184.

While there may be future amendments (revisions) to the Ordinances, this policy in no way amends current Ordinances.

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### Grandfathering

Structures that currently exist within Safari (including non-conforming structures), on the date this policy is signed, will be allowed to remain as is and if necessary, have **minor non-structural repairs** made. Any construction beyond minor non-structural repairs, including replacement and alterations, must meet all current regulations and will require permitting from Pacific County. **The construction of new additions to park models or RV's will not be allowed.**

- *Although Pacific County is allowing existing structures to remain, because these structures were constructed without any County oversight or approval, the County cannot certify that the existing structures are structurally sound or that they were built to meet any County codes, including fire and life safety. Additionally, this does not preclude the County from requiring removal, repairs, etc. if a structure is determined to pose a hazard, including environmental, fire, or life safety.*

### Applicability/Interpretation

In interpreting and applying the provisions of Pacific County Ordinance No. 184 - Zoning, it was determined that Pacific County may allow accessory structures within licensed RV Parks as demonstrated below.

- Section 21.I. states: "RECREATIONAL VEHICLE USE, OCCUPANCY AND STORAGE. Recreational Vehicle (RV) use, occupancy and storage **outside of approved RV Parks** shall meet the following requirements."

This is our basis for allowing continued construction of some structures within Safari. As long as Safari maintains an annual RV park license, the entirety of Section 21.I. would not specifically apply.

**All new development or placement of new RV's must conform to the standards listed below.**

**RV Standards**

- All RV's (including park models and destination trailers) must remain readily transportable.
  - Park models which require a heavy-duty truck or semi to tow, must be capable of being removed from the site within 48 hours.
    - Towing tongues may be removed as long as they are stored under the RV and are able to be reconnected within the required timeframe to be readily transportable.
  - All other RV's which are self-propelled or require a light-duty truck to transport, must be capable of being removed from the site within 4 hours.
  - Tires and axles must not be removed from any RV's.
  - RV's may be supported by blocks as long as the tires and axles remain and the RV still meets the readily transportable requirement.
  - Temporary skirting will be allowed around RV's as long as it can be removed to meet the readily transportable requirement.
  - Utilities may be hard piped as long as the connections can be easily removed to meet the readily transportable requirement.
- A lot may have 2 RV's onsite; however, the 2<sup>nd</sup> RV may only be for temporary use, not permanent residency. (Temporary use is defined as "not more than 7 consecutive days and not more than 30 days in a calendar year")

**Development Standards**

The below requirements are for construction and lot utilization that meet Pacific County Standards. Any development, use, or activity must also comply with all other Pacific County Ordinances and applicable laws and regulations administered and enforced by other jurisdictions.

- **Setbacks** - the distance that a building(s), including RV's/Park Models/accessory structure/etc. must be removed from their lot lines. Standard setbacks within Safari are:
  - Five (5) feet from any lot boundary line.
    - Exception: Eave/overhangs may extend into the required setback up to three (3) feet. (Per International Residential Code Table R302.1(1) - fire resistance rating of one (1) hour required on the underside of the eave if >2' and <5'.)
  - Five (5) feet between all structures, including RV's. (Example: five (5) feet required between an RV and shed for fire separation.)
- **New Construction** – all new construction requires permitting by Pacific County, with the exception of a single accessory storage building or deck that meet the exemption requirements below.
  - **Accessory storage building "Shed"** - One (1) accessory storage building less than one hundred twenty (120) square feet may be allowed without a building permit if all of the following standards are met:
    - The storage building is one hundred twenty (120) square feet in size or less and (10) feet in height or less (as measured from the bottom of the floor joists to the apex of the roof);

- The storage building is temporary in nature in that it contains a floor constructed of wood or any other similar material, is placed on a temporary type of foundation such as pier blocks or skids, and is readily movable;
  - The storage building shall be placed five (5) feet from any other structure, and at least five (5) feet from the property lines; and
  - The storage building is not to be used as sleeping quarters, nor shall it contain any plumbing.
  - The storage building must be placed in a manner to allow any RV's onsite to remain readily movable.
- **Sheds** that contain plumbing, are larger than one hundred twenty (120) square feet, or are greater than ten (10) feet in height, require approval and permitting from Pacific County and must meet all required setbacks.
  - Additional sheds (2<sup>nd</sup> Shed) will also require permitting from Pacific County.
- **Decks** may be allowed **without a building permit** if **all** of the following standards are met:
  - The deck is two hundred (200) square feet or less in size and thirty (30) inches or less in height measured from ground level.
  - The deck is temporary in nature in that it is not attached in any way to the RV.
  - The deck shall be five (5) feet from any property lines.
  - Decks that have a roof, enclosed sides, plumbing, etc **require approval and permitting** from Pacific County and must meet all applicable codes and required setbacks.
  - The RV must remain "readily movable"
- **RV Covers** may be allowed as long as they are permitted by Pacific County, meet all building code requirements, and allow the RV to remain "readily movable".
- **Patio covers/porches/gazebos/lean-tos** may be allowed as long as they are permitted by Pacific County, meet all building code requirements, and allow the RV to remain "readily movable".

**There may be additional requirements from the Safari Association that are not included in this policy. Pacific County is not responsible for the enforcement of any private restrictive covenants, requirements or policies.**

Approved by:

  
Shawn Humphreys, Director

9-15-2022  
Date