

Ordinance 331

Amending Ord 179 Zoning to Amend Recreational Vehicle Standards, Uses, and Limitations

Ratify and Reaffirm Ordinance 331

Whereas, the Town of Hamilton needs to modify Ordinance 179 to

Whereas, **NOW THEREFORE, THE TOWN COUNCIL OF HAMILTON DO HEREBY AMENDS
ORDINANCE 179 TO READ AS FOLLOWS:**

Ord 179 Zoning

Chapter 10.15 R-1 Land Use District

10.15.010 Intent.

The R-1 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to limit development to relatively low degrees of density. This district will provide for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment.

10.15.020 Permitted primary uses.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this Title:

- A. ~~A.~~ One detached single-family dwelling, not to exceed one dwelling on any lot; provided that if a dwelling does not currently exist on the parcel, one RV may be used as a single-family dwelling. Any RV placed as a single-family dwelling must comply with all RV requirements, including Town permits, road readiness, and setback allowances. Only the owner of the parcel may reside in an RV.
- B. If a dwelling exists on the parcel, no RV shall be used as housing for more than 30 days without an extended-stay RV permit, clearly stating why the person residing in the RV can't live inside the dwelling, the person residing in the RV must be a family member of the house residents or needed for medical reasons and limited to 1 per parcel. Extended-stay RV permits will last for 6 months.
- B. Accessory uses to include residential garage, guest cottage, recreation room, tool shed, non-commercial greenhouse and swimming pool;
- C. No more than two (2) RVs are allowed on a parcel at any one time.

10.15.040 Additional Regulations.

- B. Rooms may be rented to no more than two people, other than the family occupying a single-family dwelling, provided there is compliance with health and building code requirements. RVs are not considered a room to be rented.
- C. Accessory buildings and structures as defined in Chapter 10.06 are permitted provided that they are within the setbacks required of the main building, that they are at least 10 feet from each other and the main building if detached. If RVs are used for storage, they must still comply with all RV requirements, including quick disconnect connections and road readiness, as well as setback requirements for accessory structures. Storage RVs must be maintained in fair condition and have current Town of Hamilton permits.
- D. Accessory buildings may be located in the rear yard but not nearer than 5 feet to rear or side property lines, except where on an alley in which case they may be on the rear property line.
- E. Parcels may not be subdivided to be less than the minimum requirements for a conventional detached single-family dwelling.
- F. Junk storage and the keeping of more than one (1) inoperable vehicle is prohibited outdoors unless in a solid fenced yard and not visible from the street.

Chapter 10.18 R-A RESIDENCE AND AGRICULTURAL DISTRICT

10.18.010 Intent.

The R-A residence and agriculture zone is intended primarily to provide for single-family residential uses with characteristics of a rural or agricultural environment provided that the agricultural uses are secondary to the single-family uses. This zone is intended to represent a long term commitment to R-A uses and it is further intended for the R-A zone to protect areas, such as special flood risk areas, wildlife habitat areas, critical aquifer recharge areas, with significant environmental constraints or values from urban levels of development.

10.18.020 Permitted primary uses.

- A. A. Those uses permitted in the R-1 District, subject to the same restrictions and additional regulations (Section 10.15.040) as located in the R-1 District. ; provided that if a dwelling does not currently exist on the parcel, one RV may be used as a single-family dwelling. Any RV placed as a single-family dwelling must comply with all RV requirements, including Town permits, road readiness, and setback allowances. Only the owner of the parcel may reside in an RV.
- C. If a dwelling exists on the parcel, no RV shall be used as housing for more than 30 days without an extended-stay RV permit, clearly stating why the person residing in the RV can't live inside the dwelling, the person residing in the RV must be a family member of the house residents or needed for medical reasons and limited to 1 per parcel. Extended-stay RV permits will last for 6 months.
- B.

10.18.060

Additional Regulations.

- B. Rooms may be rented to no more than two people, other than the family occupying a single-family dwelling, provided there is compliance with health and building code requirements. RVs are not considered a room to be rented.
- C. Accessory buildings and structures as defines in Chapter 10.06 are permitted provided that they are within the setbacks required of the main building, that they are at least 10 feet from each other and the main building if detached. If RVs are used for storage, they must still comply with all RV requirements, including quick disconnect connections and road readiness, as well as setback requirements for accessory structures. Storage RVs must be maintained in fair condition and have current Town of Hamilton permits.
- D. Accessory buildings other than those used for the housing of livestock, may be located in the rear yard but not nearer than 5 feet to rear or side property lines, except where on an alley in which case they may be on the rear property line.
- E. The same requirements and allowances for RVs in the R-1 zone are applicable to the R-A zone.
- F. Parcels may not be subdivided to be less than the minimum requirements for a conventional detached single-family dwelling.
- G. Junk storage and the keeping of more than one (1) inoperable vehicle is prohibited outdoors unless in a solid fenced yard and not visible from the street. (Ord 186, 1994)

6.17.080 Violations.

Any person, firm or organization violating this chapter shall, in addition to revocation of the license, be subject to the violations and penalties set out in HMC 6.05. 260, as applicable, for each such violation. Each day for which a violation shall continue shall constitute a separate violation.

Disclaimer of Liability

This Chapter has been enacted for the welfare of the public as a whole. Nothing contained in this Chapter is intended to be nor may be construed to create or form the basis of any liability on the part of the County or Town of Hamilton, its officers, employees, or agents for any injury or damage resulting from the failure of anyone to comply with the provisions of this Chapter, or by reason or in consequence of the implementation or enforcement pursuant to this Chapter, or by reason of any action or inaction on the part of the County or Town of Hamilton related in any manner to the enforcement of this Chapter by its officers, employees or agents.

Severability

to be invalid and accordingly such declaration of invalidity shall not affect the validity of this Chapter as a whole nor any part hereof other than the part so declared to be invalid.

Section 3. Effective date. This ordinance shall be in full force and effect on the latter of May 1, 2018 or five days after its passage, approval and publication.

INTRODUCED AND PASSED and approved at a regular meeting of the Town Council this 13th day of March, 2018.


TOWN OF HAMILTON

Joan Cromley, Mayor

ATTEST:

Denise DuVarney, Town Clerk

REAFFIRMED THIS 9TH DAY OF JULY 2024.

Mayor	<u></u>	Clerk	<u></u>
Tim Morrison	<u></u>	Karin Vail	<u></u>
Andrea Adams	<u></u>	Alyssa Ammons	<u></u>
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