

CHAPTER 32 RECREATIONAL VEHICLE PARKS

Sections:

- 32.1.0 Purpose
- 32.2.0 Definitions
- 32.3.0 Conditional use permit required
- 32.4.0 General requirements
- 32.5.0 Completion prior to occupancy phasing
- 32.6.0 Recreational vehicle park location criteria
- 32.7.0 Design standards
- 32.8.0 Accessory uses
- 32.9.0 Park administration
- 32.10.0 Recreational vehicle park application procedure

32.1.0 PURPOSE. The purpose of this chapter shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the occupants of such parks and the residents of the county.

32.2.0 DEFINITIONS. As used in this chapter, unless the context or subject matter clearly requires otherwise, the words and phrases defined in this section shall have the below indicated meanings; provided that, all definitions, rules and regulations defined herein that are in conflict with provisions of other county ordinances, the provisions of the recreational vehicle park chapter of this ordinance shall prevail.

- (1) "Park Model" means a recreational vehicle designed specifically for placement in a recreational vehicle park to be utilized for transient or recreational housing. Park models are distinguished from standard recreational vehicles by the lack of self-contained holding tanks. For purposes of this title if a unit is not listed in the latest addition of the N.A.D.A. Recreation Vehicle Appraisal Guide as a park model it cannot be considered a park model. Park models do not exceed 11.5 feet in width and contain 400 square feet of living space or less.
- (2) "Recreational Vehicle" means a vehicle or portable structure built and designed to be used for temporary occupancy or travel, recreational or vacation use. Said vehicles contain plumbing, heating and electrical systems which are operated with or without connection to outside utilities. Recreational vehicles shall include, but are not limited to, campers, motor homes, camping trailers, tent trailers, fifth wheels and travel trailers; tents are excluded. A recreational vehicle shall have a body width of no more than nine (9) feet and a body length of no more than forty (40) feet when factory equipped for the road.
- (3) "Recreational Vehicle Site" means a plot of ground within a recreational vehicle park intended for temporary location of a recreational vehicle as a dwelling unit.

- (4) “Recreational Vehicle Park” means a tract or parcel of land upon which two or more recreational vehicle sites are located, for occupancy by recreational vehicles as temporary living quarters for recreation or vacation purposes.
- (5) “Sanitary Station or Sanitary Dumping Station” means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks.
- (5) “Tents” means an enclosed structure of shelter fabricated entirely or in major part of cloth, canvas, plastic or similar material used for recreational or vacation purposes.

32.3.0 CONDITIONAL USE PERMIT REQUIRED. A recreational vehicle park shall be permitted only upon the issuance of a Special/Conditional Use Permit. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with the conditions imposed by the permit.

32.4.0 GENERAL REQUIREMENTS.

- (1) No recreational vehicle shall be occupied overnight unless the same is parked inside an approved recreational vehicle park. An exception to this rule may be granted for temporary uses.
- (2) No recreational vehicle shall be occupied for commercial purposes; except units used for job shacks at commercial construction sites with valid building permits.
- (3) No recreational vehicle shall be used as a permanent place of abode, or dwelling, except for park management, for indefinite periods of time. Occupancy in a park for more than 180 days in any 12-month period shall be conclusively deemed to be permanent occupancy. Placement of the unit on a foundation or any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, is hereby prohibited.
- (4) Except portable awnings and screens that are attached to and carried with the recreational vehicle, no external appurtenances, such as carports, cabanas or patios may be attached to any recreational vehicle while it is in a park.
- (5) No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this chapter.
- (6) No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this chapter.

32.5.0 COMPLETION PRIOR TO OCCUPANCY PHASING. All required site improvements, and other conditions of the special permit shall be met prior to occupancy of any site by a recreational vehicle; provided, that completion may be accomplished by phases if such phases are identified and approved in the special permit.

32.6.0 RECREATIONAL VEHICLE PARK LOCATION CRITERIA. The location of recreational vehicle parks shall be reviewed for harmony with adjoining properties. Recreational vehicle parks may only be established on property which meets the following criteria:

- (1) Recreational vehicle parks may be permitted only in the C-1, C-2, C-3, CR, RC-1, RC-5, AP-20 and AP-40 Zoning Districts.
- (2) The minimum site area of a park shall be four (4) acres.
- (3) Parks within Urban Growth Areas shall be located within 2,000 feet of a State or interstate highway.

32.7.0 DESIGN STANDARDS. The following are minimum design standards for recreational vehicle parks. Some of the requirements of this chapter may be waived in the C-2 and A-P Districts:

- (1) Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre. The special permit may limit density further to ensure compatibility with the surrounding areas.
- (2) Spacing and Site Width. There shall be a minimum side to side dimension of 15 feet between vehicles and an end to end dimension of 12 feet. Each recreational vehicle space shall have a minimum width of 24 feet.
- (3) Site Access. Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within 100 feet of the intersection with the park entrance.
- (4) Parking. At least one parking space for each 8 sites shall be provided for visitor parking in the park.
- (5) Internal Park Roads. All internal park roads shall be privately owned and maintained. They shall be paved and meet standards, as approved by the Engineer. Park roads shall have a minimum improved width as follows:
 - (a) The main or central road through the park shall have a width of not less than 28 feet exclusive of parking lanes.
 - (b) Roads other than the main road shall have a width of not less than 14 feet per each travel lane.
 - (c) One way roads shall be permitted only where drive through RV spaces are provided. One way roads shall have a width of not less than 12 feet.
 - (d) Parking lanes shall have a width of not less than 10 feet.
 - (e) All walkways shall not be less than 4 feet in width.
- (6) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and usable by all residents

of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced to 15% of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool or tennis courts) are provided.

- (7) Setbacks. No recreational vehicle site shall be closer than 15 feet from any exterior park property line abutting upon a major street or shoreline or 10 feet from any other exterior park property line. Permanent structures within a park shall have minimum front and rear yards of 15 feet each, and minimum side yards of 5 feet each. Yard space shall be measured from the wall of the building. Building yard setbacks do not supersede other more restrictive setbacks.
- (8) Landscaping/Screening. All areas of recreational vehicle parks including perimeter setback areas not utilized for roadways, pathways, buildings maintenance yards and recreational facilities shall be landscaped. Landscaping shall consist of a combination of live vegetative ground cover, lawn, shrubs, trees, flower beds and ornamental shrub beds. All landscaping plans shall be approved in conjunction with the special permit process and shall be guided by the following:
 - (a) The first 15 feet of the park exterior abutting upon a major street or shoreline shall be landscaped. Said landscaped area shall contain one shade (1-1/2" caliper) tree every 40 feet and a grouping of three or more small trees or shrubs every 50 feet. The remainder of the setback area exposed to public view shall be treated with lawn or various ground cover.
 - (b) The first 10 feet of all park exterior abutting properties other than those described in (a) above shall be treated with landscaping as provided in (a) above.
 - (c) All exterior boundaries of a recreational vehicle park shall contain a 6 foot solid fence. Required fencing along park exterior boundaries abutting upon a major street or shoreline shall be setback 15 feet from the property line(s).
 - (d) One shade tree (1-1.2" caliper) shall be required for every 3 recreational vehicle sites.
 - (e) All management offices, club houses and recreational buildings shall have border and foundation plantings on at least two sides of the building.
 - (f) All utility areas of park buildings shall be screened with landscaping, solid fencing or combination thereof.
 - (g) All maintenance yards shall be sight screened by a solid fence and various landscape elements.
- (9) Landscaping/Screening Design and Maintenance. All landscaping and screening shall be designed and maintained to be aesthetically pleasing to ensure the general welfare of the community is enhanced. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition at all times.

- (10) Signs. Signs and advertising shall be prohibited in recreational vehicle parks except:
 - (a) One freestanding sign in accordance with the Sign Codes.
 - (b) One identifying sign at each entrance of the park which may be indirectly lighted, but not flashing. Said sign(s) shall comply with the Sign Codes.
 - (c) Directional and information signs for the convenience of occupants of the park.
- (11) Utilities. All utilities within the park shall be constructed and maintained in accordance with all applicable State and local codes.
 - (a) Electricity: Electricity shall be provided to each recreational vehicle site.
 - (b) Water: Water shall be provided to each recreational vehicle site.
 - (c) Watering Station: Each recreational vehicle park shall be provided with one or more easily accessible water supply outlets for filling recreational vehicle water storage tanks.
 - (d) Sewer Service: Sewer service shall be provided to all recreational vehicle spaces.
 - (e) Sanitary Stations: Each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every one hundred (100) recreational vehicle sites or fractional part thereof. Sanitary stations shall consist of at least a trapped four inch sewer riser pipe connected to the sewage disposal system and surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitable hinged cover; and, a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only, not for drinking.
 - (f) Solid Waste Disposal: Refuse containers shall be placed throughout the park in convenient locations. Refuse containers must be screened from public view on three sides. All recreational vehicle parks shall be maintained free of litter and garbage. In addition to the refuse containers placed throughout the park, at least one large (4 yards or greater) container shall be located near the management building.
- (12) Storm Drain. All storm water drainage shall be contained on the park. Storm water control facilities require Engineer approval prior to construction.
- (13) Surfacing of Sites. All spaces except tent sites shall have a hard surfaced pad of the same minimum dimensions as the largest unit permitted to occupy that space. Sites utilized for tents need not be hard surfaced, however, tent spaces shall not be greater than 10% of the total number of sites.

32.8.0 ACCESSORY USES.

- (1) Accessory Uses: Management buildings, recreational facilities, restrooms, showers, laundry facilities, other uses, and structures customarily incidental to operation of a recreational vehicle park are deemed to be permitted accessory uses in a recreational vehicle park. In addition, grocery stores and convenience shops shall be permitted as accessory uses and are subject to the following restrictions:
 - (a) Such establishments and the parking area primarily related to their operations shall not occupy more than five percent of the gross area of the park.
 - (b) Such establishments shall present not visible evidence from any street outside the park of their commercial character that would attract customers other than occupants of the park.
 - (c) The structures housing such facilities shall not be located closer than 50 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.
- (2) Maintenance buildings, recreation and similar buildings must be permanent structures. Permanent structures do not include recreational vehicles, recreational vehicles on foundations or shipping containers of any kind.
- (3) Restroom and Shower Facilities: Restroom facilities shall be provided for each gender, shall be properly identified, and each shall contain showers and toilets connected to a municipal sewer utility when located within a U.G.A. The minimum number of such facilities shall be one (1) commode and one (1) shower, for each gender, for every twenty-five (25) recreational vehicle sites.

32.9.0 PARK ADMINISTRATION. The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved plan and conditions of the special use permit, and all applicable laws and ordinances. Each park shall have a manager available 24-hours per day, seven days per week.

32.10.0 RECREATIONAL VEHICLE PARK APPLICATION PROCEDURE.

- (1) The applicant shall apply for the Special Permit application on forms provided by the Planning Department.
- (2) The application shall include the Special Permit Fee (See Appendix A Fee Schedule), an Environmental Checklist with associated fee, and the application requirements in the Special Permit Chapter of this Ordinance.
- (3) The application shall further be accompanied by twenty (20) copies of a site plan which shall be drawn at a scale of not less than one hundred (100) feet to the inch, and shall be clear and precise. If necessary, the site plan can consist of more than one (1) drawing. The site plan shall contain, but not necessarily be limited to, the following:

- (a) Name of the owner and operator, with address and phone numbers; and the name of the proposed recreational vehicle park.
 - (b) Legal description of the subject tract of land.
 - (c) Name, address and phone number of the person or firm preparing the site plan.
 - (d) Scale of the drawing and north arrow.
 - (e) The area and dimensions of the tract of land.
 - (f) The number, size and location of all recreational vehicle spaces.
 - (g) The number, location and size of all off-street parking spaces.
 - (h) The location and width of all streets and walkways.
 - (i) The location of service buildings, management offices, sanitary stations, recreation areas, and any other proposed facilities or structures.
 - (j) Location of all utility easements.
 - (k) Specifications of the water supply, sewage disposal, electrical supply, and refuse collection systems.
 - (l) Drainage plan (may be submitted on a separate drawing).
 - (m) Landscaping plan (may be submitted on a separate drawing).
 - (n) Topography at an appropriate contour interval unless specifically waived by the Engineer.
 - (o) A vicinity map indicating the names and locations of all streets within at least a quarter mile radius of the subject area.
 - (p) Signage.
 - (q) Fencing and screening.
- (4) Special Permit Review. Once a complete application has been received by the County, the Planning Department will schedule a hearing before the Planning Commission. The application will then continue through the standard special permit process until a special permit is approved or denied.