

Chapter 16.164

RECREATIONAL VEHICLE PARKS

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16.164.010 Purpose.

The purpose of this Chapter is to establish minimum standards for the location and development of recreational vehicle parks. The criteria and provisions set forth herein are intended to supplement any applicable zone regulations and provisions of state law. (Ord. 606, 1999)

16.164.020 Applicability.

No new recreational vehicle park can be developed except in conformity with the provisions of this Chapter and any other applicable provisions of this Title. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.030 Site Specifications.

Recreational vehicle sites shall conform to the following:

A. Area. Sites shall contain a minimum of one thousand five hundred (1,500) square feet with the following exceptions:

1. Individual sites in Highway Service (C-4) District may contain a minimum of one thousand (1,000) square feet provided the average area of all recreational vehicle sites in the recreational vehicle park is at least one thousand two hundred (1,200) square feet.

2. Up to thirty (30%) percent of individual sites in Commercial Recreational (C-R) District may contain a minimum of one thousand (1,000) square feet, provided the average of all recreational vehicle sites in the recreational vehicle park is at least one thousand five hundred (1,500) square feet.

B. Setbacks. Recreational vehicle sites and off-street parking spaces shall not be located within the setback areas required for main buildings in the zone in which the recreational vehicle park is located, except where otherwise authorized by the Title.

C. Hookup Facilities. All sites shall provide full power, water, and sewage hookup facilities.

D. Pull Through Spaces. Twenty (20%) percent of all spaces provided for recreational vehicles must be "pull-through" spaces which allow forward entry into and exit from the space.

E. Site Layout. All individual sites shall be designed to accommodate at least one (1) automobile in addition to the recreational vehicle. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.040 Access and Circulation.

Roads servicing recreational vehicle parks shall comply with the following provisions:

A. Entrance Roads. Roads which service entrances to recreational vehicle parks shall provide two (2) way access and shall be provided as required by the Director.

B. Internal Roads. All recreational vehicle parks shall be serviced by at least one (1) interior road of continuous 2-way circulation.

1. The use of non-through interior roads shall be prohibited, however, one way loop roads may be allowed.

2. Each recreational vehicle site must have frontage on the interior road.

C. Road Widths. Road widths for interior roads shall be as follows:

1. Twenty-four (24) feet in clear width where 2-way traffic is required for ingress and egress.

2. Sixteen (16) feet in clear width for one-way traffic provided the one-way road originates from and terminates in a two-way road. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.050 Park Design.

Recreational park design must comply with the following standards:

A. Sewage Facilities. All recreational vehicle parks shall be serviced by the City sewage disposal system that includes a pretreatment facility. The use of septic tanks shall not be permitted.

B. Noise Mitigation. Recreational vehicle parks shall take measures to mitigate noise to sixty-five (65) Db Ldn for individual sites.

C. Lighting. Lighting of park interiors must be provided as necessary for the safety or security of park users. Lighting is to be installed so as not to cast glare onto adjoining roads, waterways, or properties.

D. Off-Street Parking. Required off-street parking is as follows:

1. One (1) parking space provided for each recreational vehicle site.

2. In all recreational vehicle parks containing fifty (50) or more recreational vehicle spaces, conveniently located parking bays for additional car parking must be provided within three hundred (300) feet of any recreational vehicle space.

E. Perimeter Treatment. Treatment recreational vehicle park perimeters are as follows:

1. Screening. Screening shall conform to the standards set forth in Section 16.152.040 (Screening Standards) of this Title.

2. Landscaping. A twenty (20) foot wide landscaped strip must be installed and maintained along perimeters of abutting streets. Landscaping shall conform to the standards set forth in Chapter 16.156 (Landscaping and Irrigation) of this Title.

F. Open Space. All recreational vehicle parks with more than ten (10) sites shall provide recreation and open space areas as set forth herein.

1. Minimum Area. Required recreation and

open space areas must contain a minimum of five thousand (5,000) square feet, with an additional one hundred (100) square feet for each recreational vehicle site in excess of fifty (50). No more than thirty (30%) percent of the areas can be paved.

2. Locational Criteria. Recreation and open space areas must be centrally located, free of traffic hazards, accessible to all park residents, and available on a year round basis.

G. Shower, Laundry and Club House Facilities shall be required in all Recreational Vehicle Parks.(Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.060 Accessory Commercial Services.

Limited commercial services catering exclusively to park users may be permitted, provided such services are necessary for the benefit of park users and will not duplicate services available in adjoining areas. Typical services may include snack shops, laundries, and mini markets. All such accessory commercial services shall be approved by the Planning Commission. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.070 Prohibitions.

Prohibitions set forth in this Section shall apply within recreational vehicle parks.

A. Permanent Residency. No permanent residency shall be permitted except for a caretaker or manager.

B. Conventional Buildings. A recreational vehicle park shall have no conventionally constructed buildings, other than the following:

1. Recreational buildings;

2. Accessory commercial buildings, as specified in Section 16.164.060;

3. One (1) dwelling unit for the use of a caretaker or manager.

C. Mobile Homes. A recreational vehicle park shall have no mobile homes other than one (1) for the use of a caretaker or manager.

1. The site for the mobile home shall comply with the provisions of Section 16.160.040 (Site

Specifications) of this Title.

2. If a mobile home is used to provide housing for a caretaker or manager, a conventional single-family dwelling for the use of a caretaker or manager shall not be permitted.

D. Commercial Uses. There shall be no commercial uses or activities within a park except for those authorized by Section 16.164.060. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.164.080 Occupancy Fees.

Recreational Vehicle Parks will be charged Transient Occupancy Tax (TOT) at the same rate as hotels and motels, in accordance with RMC, Title 3, Chapter 3-16. (Ord. 758 §2 (part), 2007)