

ARTICLE C. VACATION VEHICLE PARKS

10-10C-1: SCOPE:

Vacation vehicle parks shall be permitted only in the zones which vacation vehicle parks are specifically permitted. All such vacation vehicle parks shall be permitted subject to restrictions and conditions contained within the zone requirements. (Ord. 6-18-81A, 6-18-1981)

10-10C-2: INTENT; PURPOSE:

It is the intent of these recreational vehicle parks provisions to provide safe, sanitary and attractive facilities for the tourist to park a recreational vehicle while visiting the area. It is also the intent of these provisions to prevent the use of a recreational vehicle park as a substandard mobile home park, and to protect the integrity and characteristics of the zone or zones in which recreational vehicle parks are located. (Ord. 6-18-81A, 6-18-1981)

10-10C-3: APPROVAL OF PLANS AND DOCUMENTS NECESSARY:

Any person wishing to construct a vacation vehicle park shall obtain from the planning and zoning administrator information pertaining to the city's plan of land use, streets, public facilities and other requirements affecting the land within the development. Before a permit can be issued for any construction connected with a vacation vehicle park, the preliminary plans, required documents pertaining to the development and the final plans shall have been approved as hereinafter set forth. (Ord. 6-18-81A, 6-18-1981)

10-10C-4: PRELIMINARY PLANS AND DOCUMENTS:

The preliminary plans and documents shall be prepared and submitted as follows:

A. Plan Requirements: Three (3) copies of the preliminary plan must be submitted to the planning and zoning administrator at least two (2) weeks prior to the meeting of the planning commission at which time the plans will be considered. The preliminary plan shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), or as recommended by the planning and zoning administrator and shall show the following information:

1. Proposed road and vacation vehicle space layout.

2. Proposed reservation for parks, playgrounds and other open space.
3. Proposed provisions for service facilities.
4. A generalized landscape plan.
5. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants, storm drains and facilities, curbs and other improvements.
6. Any other data the planning commission may require.
7. Draft copies of proposed documents, including statement of management policies, covenants, restrictions and maintenance agreements.

B. Documents: Same as required for mobile home parks. See article B of this title. (Ord. 6-18-81A, 6-18-1981)

10-10C-5: REVIEW AND APPROVALS:

- A. Planning Commission Review: The planning commission shall review the plans and proposed documents to determine compliance with all portions of the city master plan. In considering said plans, the planning commission, among other things, shall make sure that such developments shall constitute a residential environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. The planning commission may require changes to be made in the plans. They may also require additional yards, buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces. Said changes may be imposed as conditions of approval where it is determined by the planning commission that such changes are necessary to ensure that the development will mix harmoniously with adjoining or nearby uses.
- B. Public Hearing: An application for approval of a mobile home park shall be granted or denied only after a public hearing by the planning commission. Notice of the hearing shall be given in a newspaper of general circulation at least five (5) days prior to said hearing.
- C. Referral To City Council: If approved by the planning commission, the application with the planning commission's recommendations shall be submitted to the city council for its approval.

- D. Appeal: An application denied by the planning commission may be appealed to the city council. Said appeal must be made in writing within ten (10) days after the denial is made by the planning commission.
- E. Term Of Approval: Approval of the preliminary plan shall be valid for a period of one year. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-10C-6: STANDARDS AND REQUIREMENTS:

- A. Ownership; Size: Each vacation vehicle park shall be held in one ownership and shall contain at least one acre of land.
- B. Location To Street: All vacation vehicle parks shall abut upon a collector or arterial street, as set forth in the major street plan of the city.
- C. Setback From Public Street: All vacation vehicles shall be set back at least twenty five feet (25') from any public street.
- D. Roadway System; Entrances, Exits: The roadway system shall provide convenient circulation through the vacation vehicle park and provide access to each vacation vehicle space. No vacation vehicle space will be permitted direct access to a public street, road or highway other than by means of the vacation vehicle park roadway system. All entrances to and exits from the vacation vehicle park shall be from a dedicated public street and no entrance or exit shall be located closer than fifty feet (50') to the intersection of two (2) streets.
- E. Width Of Roadways: All one-way roadways shall be at least twelve feet (12') in width, and all two-way roadways shall be at least twenty feet (20') in width, and all roads shall be hard surfaced or as may be otherwise approved by the planning commission. (Ord. 6-18-81A, 6-18-1981)
- F. Landscaping: All areas within the park which are not hard surfaced, including the twenty five foot (25') setback space, shall be landscaped and maintained with lawns, trees and shrubs designed to provide privacy and noise containment and shall be equipped with

adequate watering devices as determined by the planning and zoning administrator.
(Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

- G. Space Size: Each vacation vehicle space shall be at least twenty feet (20') in width and at least forty feet (40') in length.
- H. Water, Sewer System: All vacation vehicle spaces shall be served by an approved water system. Sewage disposal system shall be approved by the planning commission.
- I. Vehicle Size Limitation: No vacation vehicle which exceeds eight feet (8') in width shall be placed in a vacation vehicle park. (Ord. 6-18-81A, 6-18-1981)
- J. Code Compliance: In addition to meeting the above requirements, all vacation vehicle parks shall conform to all applicable state requirements relating to sanitation, fire, etc.
(Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)
- K. Density: The maximum number of recreational vehicles per acre of land shall not exceed twenty (20). (Ord. 6-18-81A, 6-18-1981)

10-10C-7: FINAL SITE PLAN:

Upon approval of the preliminary plan by the city council, the developer shall submit to the planning commission a final site plan of either the entire vacation vehicle park or the first stage of such development that is to be constructed. Such plan shall be drawn to scale, and provide in detail the information required under section 10-10C-4 of this article. (Ord. 6-18-81A, 6-18-1981)

10-10C-8: STAGED CONSTRUCTION PERMITTED:

Development may be carried out in progressive stages, in which event each stage shall be so planned that the requirements and intent of this article shall be fully complied with at the completion of each stage. No final plan for the initial stage shall cover less than one acre.
(Ord. 6-18-81A, 6-18-1981)

10-10C-9: LICENSE REQUIRED:

Same as required for mobile home parks. (Ord. 6-18-81A, 6-18-1981)