

TITLE 12
MOBILE HOME PARKS AND
RECREATIONAL VEHICLE PARKS

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CHAPTER 1

GENERAL PROVISIONS

SECTION:

- 12-1-1: Title
- 12-1-2: Authority
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- 12-1-4: Applicability
- 12-1-5: Repeal Of Conflicting Ordinances

12-1-1: **TITLE:** These regulations shall be known and cited as *THE LAKETOWN MOBILE HOME AND RECREATIONAL VEHICLE PARK ORDINANCE*. (Ord. A-2, 5-21-1981)

12-1-2: **AUTHORITY:** This title is adopted pursuant to authority granted by Utah Code Annotated title 10, chapter 9, as amended or subsequently codified. (Ord. A-2, 5-21-1981)

12-1-3: **PURPOSE:** Realizing that the mobile home is now an integral part of the housing supply, and realizing that safe and clean housing is a prime concern of the town, the town council does provide the regulations of this title for the following purposes:

- A. To provide the orderly placement of mobile homes within the town.
- B. To safeguard the health, safety and environment of residents of mobile homes through adequate regulations.
- C. To allow a greater choice of housing alternatives for residents of the town.
- D. To provide for proper and adequate traffic circulation and open space within mobile home developments.

- E. To provide a framework of regulation for planned mobile home development within the town.
- F. To provide a framework of regulation for planned recreational vehicle park development within the town. (Ord. A-2, 5-21-1981)

12-1-4: **APPLICABILITY:**

- A. This title applies to mobile homes located within or outside of mobile home parks. This title shall not apply to the location of modular factory-built housing.
- B. All mobile homes existing on the effective date hereof which do not comply with the requirements set forth herein are deemed to be nonconforming. Nonconforming mobile homes will be allowed to remain at their existing locations without complying with the provisions of this title. Each person proposing to move a nonconforming mobile home to another location within the town must comply with all applicable requirements of this title. (Ord. A-2, 5-21-1981)
- C. This title applies to the development of recreational vehicle parks. (Ord. A-2, 5-21-1981; amd. 2001 Code)

12-1-5: **REPEAL OF CONFLICTING ORDINANCES:** All ordinances or parts thereof in conflict with this title are hereby repealed to the extent necessary to give this title full force and effect. (Ord. A-2, 5-21-1981)

CHAPTER 2
DEFINITIONS

SECTION:

12-2-1: Definitions

12-2-1: **DEFINITIONS:** As used in this title, the following words and terms shall have the meanings ascribed to them in this section:

COMMERCIAL RECREATIONAL VEHICLE PARKS:	This type of park has unified ownership, for the purpose of providing rental space to the general public for recreational vehicles.
COMMISSION:	Planning and zoning commission of Laketown.
COUNCIL:	Town council.
EXISTING RESIDENCE:	A dwelling which is capable of being lived in or currently being lived in.
LOT:	A parcel of land for residential purposes.
MOBILE HOME:	A detached single-family dwelling unit with all of the following characteristics: A. Designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems; B. Designed to be transported after fabrication on its own wheels, or on flatbed or other trailers or detached wheels; and

C. Arriving at the site where it is to be occupied as a complete dwelling, including major appliances and furniture and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities, and the like.

MOBILE HOME PARK:	Any site or tract of land under single ownership, upon which two (2) or more mobile homes for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such park.
MOBILE HOME SPACE:	A parcel of ground in a mobile home park, intended to be leased or rented as a place to park a mobile home for dwelling purposes.
NONCONFORMING USE:	A building, structure or use of land existing at the time of enactment of the ordinance codified herein, and which does not conform to the regulations of the district in which it is situated.
PRIVATE OR SEMI-PRIVATE RECREATIONAL VEHICLE PARKS:	This type of park has various types of ownership possibilities, such as individual lot ownership (subdivision), condominium, and a unified ownership where memberships are sold.
RECREATIONAL VEHICLE PARK:	Any site or tract of land under single ownership upon which three (3) or more recreational vehicles are parked for use and not storage purposes, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as part of the facilities of such parks.
RECREATIONAL VEHICLE SPACE:	A parcel of ground in a recreational vehicle park intended to be leased or rented or used as a place to park a recreational vehicle for leisure purposes.

12-2-1

12-2-1

TOWN OF LAKETOWN: Town of Laketown or any duly appointed representatives charged with administration and enforcement of this title. (Ord. A-2, 5-21-1981; amd. 2001 Code)



CHAPTER 3

ADMINISTRATION; ENFORCEMENT

SECTION:

- 12-3-1: Enforcement Authority
- 12-3-2: Business License Required
- 12-3-3: Inspections
- 12-3-4: Suspension; Hearing
- 12-3-5: Variance
- 12-3-6: Penalty

12-3-1: **ENFORCEMENT AUTHORITY:** It shall be the duty of the town council and other such officials as may be determined by the town council to promulgate rules and regulations and to enforce this title. (Ord. A-2, 5-21-1981)

12-3-2: **BUSINESS LICENSE REQUIRED:** In addition to the building permit required by this title, each operator of a mobile home and recreational vehicle park shall procure an annual business license from the town as provided in the following paragraph:

Each person, firm or corporation, before operating a mobile home or recreational vehicle park, shall pay to the town an annual business fee per the fee schedule adopted by the town council. The term of the business license is from January 1 through December 31, of the same year. No license shall be transferable. (Ord. A-2, 5-21-1981)

12-3-3: **INSPECTIONS:**

- A. Authority: The town is authorized and directed to make inspections to determine the condition of mobile home parks or recreational vehicle parks within the town in order that the town may perform its duty of safeguarding the health and safety of occupants of mobile home parks and of the general public.

- B. Access: It shall be the duty of every occupant of a mobile home park or recreational vehicle park to give the owner or his agent or employee access to any part of such park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this title. (Ord. A-2, 5-21-1981)

12-3-4: SUSPENSION; HEARING:

- A. Notice Requirements: Whenever, upon inspection of any mobile home park or recreational vehicle park, the town finds that conditions or practices exist which are in violation of any provision of this title or of any regulation adopted pursuant thereto, the town shall give notice of such violation in writing to the person to whom the license was issued, who shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the town shall reinspect such mobile home park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park.
- B. Request For Hearing: Any person whose license has been suspended, or who has received notice for the town that his license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the town council; provided, that a petition for such hearing has been filed within ten (10) days following the day on which such license was suspended. (Ord. A-2, 5-21-1981)

12-3-5: VARIANCE: An application for variance of any of the provisions of this title will be considered by the town. However, no variance shall be granted, until application shows undue hardship because of the characteristics of the site and adjoining property owners have had an opportunity to be heard. (Ord. A-2, 5-21-1981)

12-3-6: PENALTY: Any person, firm or corporation violating any of the provisions of this title shall be deemed guilty of a class C misdemeanor and, upon conviction thereof, shall be subject to penalty as provided in section 1-4-1 of this code. Each day such violation is committed

or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. A-2, 5-21-1981; amd. 2001 Code)



CHAPTER 4

**INSTALLATION OF MOBILE HOMES OUTSIDE
MOBILE HOME PARK**

SECTION:

- 12-4-1: Permit Required
12-4-2: Regulations
12-4-3: Standards

12-4-1: **PERMIT REQUIRED:**

- A. Application: Prior to the location, relocation, establishment or occupancy of any mobile home, the mobile home owner or authorized representative shall obtain a permit from the town. Application for the permit will be made on forms prescribed and furnished by the town.
- B. Fee: The fee for the permit shall be per the fee schedule adopted by the town council. This fee is in addition to any other fees required for health or electrical permits. Where a mobile home is established as a residence without a permit as required herein, the fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this title, nor from any other penalties prescribed herein. (Ord. A-2, 5-21-1981)
- C. Validity; Transferability: Each permit issued by the town for a mobile home shall be valid until the mobile home is moved to another location whether on the same or different property. Any permit may not be transferred from one person to another. (Ord. A-2, 5-21-1981; amd. 2001 Code)

12-4-2: **REGULATIONS:** The establishment and use of mobile homes as permanent living quarters outside of mobile home parks shall be permitted when all of the following regulations are met:

- A. Single Dwelling On Lot: That such mobile home occupy on an individual lot as the only dwelling thereon permitted.
- B. Ownership: The mobile home and the lot upon which said mobile home is placed shall be owned by the same person. (Ord. A-2, 5-21-1981)

12-4-3: **STANDARDS:** The establishment and use of mobile homes as permanent living quarters outside of mobile home parks shall be permitted when all of the following regulations are met:

- A. Square Footage: Minimum square footage of mobile home; seven hundred fifty (750) square feet. (Ord. A-2, 5-21-1981; amd. 2001 Code)
- B. Lot Area: Minimum lot area; one-third ($\frac{1}{3}$) acre.
- C. Lot Width: Minimum lot width; one hundred feet (100').
- D. Front Yard: Minimum front yard; thirty feet (30').
- E. Side Yard: Minimum side yard; ten feet (10').
- F. Back Yard: Minimum back yard; twenty feet (20').
- G. Anchoring: All mobile homes placed within the town shall be anchored according to manufacturer's installation instructions. (Ord. A-2, 5-21-1981)
- H. Skirting: All mobile homes placed within the town shall have concrete or masonry foundation under exterior walls. Foundation walls must be supported by minimum eight inch (8") thick, twelve inch (12") wide footings minimum twenty four inches (24") below finished grade, with two (2) No. 4 re-bars around. Foundation walls must be minimum six inches (6") thick with twenty four inch (24") on center No. 4 re-bar vertical dowels. (2001 Code)
- I. Off-Street Parking: A minimum of two (2) off-street parking spaces shall be provided for each mobile home.
- J. Water And Sewer Service: All sewerage and water facilities for any mobile home shall meet the requirements of the town and the Bear River district health department.

- K. A mobile home shall not be permanently located on any lot that already has an existing residence located on it.
- L. Plot Plan: A plot plan shall be submitted to the planning and zoning commission for approval showing:
 1. Lot lines and lot size.
 2. Proposed location of mobile home on lot.
 3. Location of existing structures on adjacent lots.
 4. Landscaping proposed.
 5. Proposed location of water and sewer lines and connections.
 6. Scale of one inch to ten feet (1" = 10').
 7. North arrow. (Ord. A-2, 5-21-1981)



CHAPTER 5

TEMPORARY USE OF MOBILE HOMES

SECTION:

12-5-1: Regulations

12-5-1: **REGULATIONS:**

- A. Construction Dwelling: Applicants who are in the process of building a conventional dwelling may apply for a temporary permit, which shall be subject to renewal, to locate a mobile home on the building lot during the course of construction of the dwelling. Such permit shall not be issued until after a building permit for the building has been obtained.
- B. Caretaker Quarters: Mobile homes may be used as "caretaker" quarters at various job sites, (i.e., construction projects, gravel pits and/or dumping operations) upon issuance of a temporary use permit.
- C. Sewer, Water, Electrical Systems: Mobile homes used for temporary uses must have an approved sewage disposal system, water supply and electrical connections.
- D. Temporary Use Permit; Term: Temporary use permits may be issued by the town for a period not to exceed one year. A temporary permit may be renewed for an additional six (6) month period upon a showing of good cause. At the time the temporary permit expires, the mobile home and all other appurtenances thereto shall be removed from the property.
- E. Fee: A temporary use permit shall be issued by the town. The fee shall be per the fee schedule adopted by the town council and is in addition to any other required fees for health or electrical permits. (Ord. A-2, 5-21-1981)



CHAPTER 6
MOBILE HOME PARKS

SECTION:

- 12-6-1: General Requirements
12-6-2: Standards

12-6-1: **GENERAL REQUIREMENTS:**

- A. Location In Zone: Mobile home parks are conditional uses within the RA-1, RA- $\frac{1}{3}$ zones. (Ord. A-2, 5-21-1981; amd. 2001 Code)
- B. Permit Required: No person, firm or corporation shall construct, enlarge or alter any mobile home park without first obtaining a building permit issued for the performance of such work by the city.
- C. Application: Application for the construction, enlargement or alteration of a mobile home park shall be made on forms provided by the town and shall contain the following information:
1. Names and addresses of developers and names of principal professional personnel involved in plan preparation.
 2. Legal description and proof of ownership of development area.
 3. Area of proposed development in acres.
 4. Amount in acres and percent of area to be set aside for use-in-common or recreation.
 5. Number of spaces or lots intended for development.
 6. Approximate population of development when totally occupied.
 7. Names and addresses of adjacent property owners within a three hundred foot (300') radius of development.

8. Mobile home park development plan with complete drawings, showing compliance with all applicable provisions of this title and containing at least the following:

a. Title, scale, north arrow and date.

b. Vicinity map of reasonable size showing land uses on adjacent lands and all public and private roads within three hundred feet (300') of development boundary.

c. The area and dimensions of the tract of land.

d. The number, location and size of all mobile home spaces.

e. The location and width of roadways.

f. Location and design of any structures to be built on permanent foundations.

g. Location, size and specific nature of recreation and common use areas.

h. Location, size of water and sewer lines and their connecting points as might be determined necessary by the town council.

i. Such other details as might be determined necessary by the planning and zoning commission.

D. Application Process: See section 12-7-2 of this title. (Ord. A-2, 5-21-1981)

12-6-2: **STANDARDS:**

A. Size Of Development: Each mobile home park shall contain at least five (5) gross acres or at least twenty five (25) spaces or lots.

B. Density: Maximum density shall not exceed five (5) mobile homes per net acre.

C. Minimum Requirements For Each Mobile Home Space:

1. Minimum width; sixty feet (60').

2. Minimum area; six thousand (6,000) square feet.

3. Minimum parking area; two (2) spaces, one space nine feet by twenty feet (9' x 20').
 4. Minimum setback from street; ten feet (10').
 5. Minimum space of mobile homes from lot lines; fifteen feet (15').
 6. Minimum rear yard; fifteen feet (15').
- D. Utilities: The park shall be equipped with basic public utilities that shall be placed underground:
1. Water: Water service shall be provided for each space and constructed so that they will not be damaged by the parking of such homes or freezing temperatures.
 2. Sewer: Sanitary sewers shall be approved by the Bear River district health department.
 3. Connection To Town Facilities: The town will be responsible to make the proper sewer and water connections to the town network (provided lines are accessible). The owner of the development shall be responsible to provide the distribution lines for water and sewage systems and connection fees as per approval by the town council of the plans.
- E. Streets And Roads: Each mobile home park shall have asphalt surfaced roads at least twenty four feet (24') wide to serve each space and common parking areas. The maximum length of a cul-de-sac shall be six hundred sixty feet (660') and minimum radius of turning circle of fifty feet (50'). Maximum grade shall be eight percent (8%). Roads within mobile home parks shall remain privately owned and maintained.
- F. Recreation Area: Recreation area shall be developed with grass and trees and shall contain no less than one-half ($\frac{1}{2}$) acre or ten percent (10%) of total area of mobile home park, whichever is more.
- G. Storage: A storage area shall be provided in each mobile home park for the storage of accessory items such as boats, recreational vehicles, etc. (at a ratio of 100 square feet per mobile home space in park).

- H. Screening: The boundary of the mobile home park shall be adequately screened from adjacent private property at the discretion of the town council.
- I. Space Numbering: Each space in the mobile home parks shall be marked with its proper space number so that police and fire personnel can identify the particular trailer. Each space number shall be of uniform size and placement as required by the adopted uniform address system for the town.
- J. Skirting: All mobile homes placed within mobile home parks shall, within thirty (30) days of their installation, be completely skirted with a material harmonious in color and texture with the exterior of the mobile home.
- K. Anchoring: All mobile homes placed within the town shall be anchored according to manufacturer's installation instructions.
- L. Solid Waste: Provisions shall be made for properly covered containers and disposal of solid waste.
- M. Fire Protection: The mobile home park shall provide fire protection according to county fire district requirements and approved by the town council. (Ord. A-2, 5-21-1981)

CHAPTER 7

RECREATIONAL VEHICLE PARKS

SECTION:

- 12-7-1: General Requirements
- 12-7-2: Application Process
- 12-7-3: Preapplication
- 12-7-4: Application
- 12-7-5: Final Plan
- 12-7-6: Standards

12-7-1: **GENERAL REQUIREMENTS:**

- A. Location: Recreational vehicle parks are conditional uses within commercial and light industrial zones.
- B. Permit Required: No person, firm or corporation shall construct, enlarge, or alter any type of recreational vehicle park or subdivision without first obtaining a building permit issued by the town for the performance of such work.
- C. Types Of Recreational Vehicle Parks:
 - 1. Commercial Recreational Vehicle Parks: This type of park has unified ownership, for the purpose of providing rental space to the general public for recreational vehicles.
 - 2. Private Or Semi-Private Recreational Vehicle Parks: This type of park has various types of ownership possibilities such as individual lot ownership (subdivision), condominium, and a unified ownership where memberships are sold. (Ord. A-2, 5-21-1981)

12-7-2: **APPLICATION PROCESS:**

- A. Preapplication: A form provided by the town shall be filed with the planning and zoning commission by the developer for the purposes

of determining the feasibility of the development and identifying approval process.

- B. Application: The developer shall file with the planning and zoning commission a complete application and drawings as required by this title:
1. One complete set to each member of the planning and zoning commission.
 2. A filing and checking fee per the fee schedule adopted by the town council shall be paid to the town clerk prior to any action by the planning and zoning commission on the application.
- C. Review By Commission: All recreational vehicle parks and mobile home parks are subject to review and approval by the planning and zoning commission. The review shall be scheduled for the next regular meeting and held as a public hearing following receipt of complete application; and provided, that fifteen (15) days' notice is given to adjacent property owners by the applicant. Proof of said notification shall be presented to the planning and zoning commission.
- D. Action Forwarded: The findings and action of the planning and zoning commission shall be forwarded in writing to the applicant and the town council.
- E. Preparation Of Final Plans: Final plans for the development shall be prepared by the applicant according to the town requirements and conditions of the planning and zoning commission in such detail to provide checking of construction work. These plans shall be submitted to the town council along with the construction permit fee per the fee schedule adopted by the town council.
- F. Town Council Action: The town council shall, at its next regularly scheduled meeting following receipt of complete final plans, review and take action on the plans and construction permit considering the following aspects:
1. Need for project.
 2. Results of planning and zoning commission action.
 3. Compatibility with adjacent properties and public facilities.

4. Compatibility with town's comprehensive plan. (Ord. A-2, 5-21-1981)

12-7-3: **PREAPPLICATION:** Contents include:

- A. Preapplication form provided by the town.
- B. Vicinity map showing the location of the project in relation to the town and its boundaries.
- C. Narrative statement explaining the proposed size, scope and intent of the project. (Ord. A-2, 5-21-1981; amd. 2001 Code)

12-7-4: **APPLICATION:** Application for the construction, enlargement or alteration of a recreational vehicle park shall be made on forms provided by the town and shall contain the following information:

- A. Personal Information: Names and addresses of developer and principal professional personnel involved in the plan preparation.
- B. Legal Description; Ownership: Legal description and proof of ownership of development area.
- C. Acreage: Size of proposed development in acres.
- D. Common Space: Amount in acres and percent of area to be set aside for recreation or common space.
- E. Number: Number of spaces or lots intended for development.
- F. Population: Approximate population of development when totally occupied.
- G. Adjacent Property Owners: Names and addresses of adjacent property owners within three hundred feet (300') of the development boundary.
- H. Recreational Vehicle Park Development Plan: A complete set of drawings of the recreational vehicle park, showing compliance with all applicable provisions of this title and shall contain at least the following:
 1. Title, scale, north arrow and date.

2. Vicinity map of reasonable size showing land uses of adjacent lands and all public and private roads within three hundred feet (300') of the development boundary.
3. Plan drawing showing the direction of drainage with maximum contour intervals of five feet (5').
4. Dimensions and boundaries of development area.
5. Number, location and size of all spaces.
6. Typical layout and cross section of a typical designated space showing all improvement and facilities.
7. Location and width of roadways.
8. Location and design of any structures built on permanent foundations.
9. Location, size and specific nature of recreation use area.
10. Location and size of water lines and their connecting point to the town network.
11. Such other details as might be determined necessary and proper. (Ord. A-2, 5-21-1981)

12-7-5: **FINAL PLAN:** The final plan shall include all information of the application and development plan plus additional details of the public facilities and utilities to ensure proper construction. (Ord. A-2, 5-21-1981)

12-7-6: **STANDARDS:**

- A. Size Of Development: Each recreational vehicle park shall contain at least five (5) gross acres or at least thirty (30) spaces or lots.
- B. Density: Commercial-type recreational vehicle park density shall not exceed eight (8) spaces per acre. Private or semi-private recreational vehicle park density shall not exceed five (5) spaces per acre.

- C. **Minimum Requirements For Each Recreational Vehicle Space:**
1. Commercial-type; one thousand five hundred (1,500) square feet.
 2. Semi-private; three thousand (3,000) square feet.
 3. Commercial minimum width; twenty five feet (25').
 4. Semi-private width; twenty five feet (25').
 5. Minimum space between recreational vehicle units; fifteen feet (15').
 6. Minimum rear setback; ten feet (10') from property lines.
 7. Side yard setback from road; six feet (6').
- D. **Parking:** In addition to the parking at each space, additional parking at a ratio of one space for every five (5) recreational vehicle spaces in the park shall be provided.
- E. **Recreation And Play Areas:** Recreation and common play areas for the development shall be provided equivalent to five percent (5%) of the gross development area, and shall consist of well-kept lawns with both scattered trees and open space.
- F. **Water And Sewage Facilities:** These shall be provided in each recreational vehicle park with the following minimum standards:
1. **Water Outlets:** Water outlets shall not be located further than three hundred feet (300') from a recreational vehicle space which is not equipped with individual water connections.
 2. **Sanitary Disposal Station:** One recreational vehicle sanitary disposal station shall be provided for each one hundred (100) recreational vehicle spaces, or parts thereof, which are not equipped with individual sewer connections.
 3. **Personal Services Facility:** Each park shall provide at least one personal service building containing the following facilities: showers, toilets, lavatories and other necessary health facilities.
 4. **Solid Waste Disposal:** Solid waste disposal shall be provided with use of covered containers.

5. Compliance With Codes: The above list of minimum facilities plus any other water, sewage or sanitary facilities shall comply with local health codes or the standard promulgated in the Utah state division of health code of campers, trailer court, hotel, motel, and resort sanitation regulations parts II and V.

6. Water Connection: Proper water connection to the town networks shall be the responsibility of the town. The owners of the development shall be responsible to provide the distribution line for water and connector fees as approved by the town.

G. Utilities: The basic utilities shall be placed underground and located at depths sufficient to assure proper safety.

H. Roadways: Roads within recreational vehicle parks shall remain privately owned and maintained. To maintain the safety and convenience of park users, all roads shall meet the following standards:

1. Minimum width; twenty four feet (24'), no parking permitted.

2. Surface type; graveled, according to town standards.

3. Maximum grade; eight percent (8%).

4. Turnarounds shall be provided for all dead-end roads over one hundred feet (100') in length, and shall have a minimum radius of fifty feet (50'). Maximum length of six hundred sixty feet (660') for dead-end roads and designated at entrance.

I. Fire Protection: The recreational vehicle park shall provide fire protection according to county fire district requirements and approved by the town council.

J. Landscaping: The recreational vehicle parks shall be landscaped according to the following minimum standards:

1. One tree per each three (3) spaces in the park shall be planted.

2. Trees shall be at least three feet (3') tall and healthy.

K. Screening And Buffer Area: Each recreational vehicle park may be required to provide screening from adjacent uses, as determined by the planning and zoning commission.

- L. Telephone: Each recreational vehicle park shall have available a pay telephone twenty four (24) hours a day.
- M. Registration And Supervision: A manager or attendant shall be available at all times a recreational vehicle park is open and servicing the public. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all occupants of the spaces and times occupied. The record shall be retained for two (2) years and open to authorized inspection. The register shall contain the following information:
1. Names and addresses of occupants of park.
 2. The make and license number of vehicles.
 3. The date of arrival and departure of each vehicle.
- N. Permanent Alterations Or Construction: There shall be no permanent construction to or alteration of any recreational vehicle placed in the recreational vehicle park. Skirting is not permitted and wheels may be removed for temporary repairs only. (Ord. A-2, 5-21-1981)



CHAPTER 8

STORAGE AND USE OF RECREATIONAL VEHICLES

SECTION:

12-8-1: Definition; Regulations; Penalties

12-8-1: **DEFINITION; REGULATIONS; PENALTIES:** Recreational vehicles shall include the following: trailers, motor homes, campers, truck campers, fifth wheels, tents, buses or any vehicle used for camping, sleeping and living quarters.

A. Conditional Use Permit Required: It shall be unlawful to store on any vacant lot any recreational vehicle without a conditional use permit.

B. Exceptions To Occupation Of Recreational Vehicle: It is unlawful to occupy a recreational vehicle on any lot except:

1. During active construction of a home or cabin and then only for a period not to exceed eighteen (18) months (the occupant must apply for and receive a temporary permit stating the expiration date of the temporary occupancy permit). Such permit shall not be issued until after a building permit for the building has been obtained.

2. Occupation of one recreational vehicle by a guest of a property owner on his homesite shall be permitted for no more than seven (7) consecutive days.

In addition to the recreational vehicle mentioned above, additional recreational vehicles may be located on a lot on a temporary basis when the owner of the property has first obtained from the town, a permit covering the specific time period during which such recreational vehicle may be so located.

3. Such permits shall specify the days covered and the number of recreational vehicles permitted. Such permits shall not be issued for the same lot for more than fifteen (15) days and for not more than seven (7) consecutive days in any ninety (90) day period.

4. A group of contiguous lots under the same ownership shall be considered to be one lot.

5. All lots for which permits are issued shall have water and sewer facilities available, when tents or nonself-contained vehicles are to be occupied. Restroom facilities meeting requirements of the health authority having jurisdiction shall be required.

6. Recreational vehicles placed on a lot as allowed shall be placed at least ten feet (10') from any property line and at least six feet (6') from other recreational vehicles or structures. There shall not be placed on any lot more than one recreational vehicle per one thousand five hundred (1,500) square feet of open lot area not occupied by structures.

- C. Overnight Camping On Town Streets Prohibited: Overnight camping on town streets or rights of way is prohibited.
- D. Disposal Of Gray Water, Waste And Sewage: All gray water, waste and sewage shall be disposed of at an approved site, not on the property.
- E. Grandfathering: No grandfathering will be permitted in reference to this section.
- F. Penalties: Any person, firm, or corporation whether as principal, agent, employee, or otherwise violating or causing or permitting the violation of the provision of this section shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in the amount of not less than two hundred ninety nine dollars (\$299.00) or be imprisoned in the county jail for a period not exceeding thirty (30) days or be both fined and imprisoned. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. 2012-1, 2-1-2012)