

ORDINANCE 11-14-06
RECREATIONAL VEHICLE PARKS

AN ORDINANCE TO REPEAL ALL OTHER ORDINANCES IN REGARD TO
RECREATIONAL VEHICLE PARKS.

I. Intent

The intent of these regulations is to establish guidelines dealing specifically with design, construction and operation of Recreational Vehicle Parks. These provisions shall be supplemental and in addition to the general requirements for large scale developments situated in commercial zones.

II. Definition

A Recreational Vehicle is defined as a vehicle:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projections;
3. Self-propelled or can be permanently towed by a light duty truck; and
4. Designed primarily as temporary living quarters for recreation, camping, travel or seasonal use and not for use as a permanent dwelling. Must include proof of motor vehicle registration.

III. Permitted Uses:

Permitted uses within a Recreational Vehicle Park shall be limited to the following:

1. Recreational Vehicles as defined above;
2. Allowances for tent use;
3. Caretaker dwelling;
4. Customary accessory uses including, but not limited to, park and recreation areas, office structures, laundry, and similar facilities integral to the operation of the park.

IV. Area and Density

Recreational Vehicle Parks shall have area of two (2) acres and maximum density determined by Recreational Vehicle Park owner as long as Utah State Fire Codes are met.

V. Approval Procedure

Same as required under Section 6-1-3 of the Emery Town Development Code B Book.

VI. Design Requirements

The layout and design of all Recreational Vehicle Parks and the content of all required plats, engineering plans and other required submissions shall be prepared in accordance with minimum standards of Emery Town.

VII. Improvement Requirements

The following improvements shall be installed in all Recreational Vehicle Park developments. Said improvements shall meet minimum standards of Emery Town and shall include financial assurances guaranteeing the construction of all required improvements as a condition of approval. Said assurances shall be in accordance with the provisions in Chapter 8 Performance Guarantees of the Emery Town Development Code Book.

1. Streets, driveways and parking areas shall be graded, graveled or hard-surfaced and well-maintained.
2. Drainage and flood control structures and facilities.
3. Water and sewer mains, both on-site and off-site, complying with the utility requirements of the town, and that meet approval of Utah Board of Health.
4. Fire hydrants.
5. Electric and telephone lines (which shall be placed underground), and meets Rocky Mountain Power and Emery Telcom specifications.
6. Contract with a Sanitation Company for dumpster services.
7. Purchase of water. Responsible for entire water hook-up services.
8. Landscaping.
9. Sprinkling or other suitable irrigation systems.
10. Fences, walls, and all other common areas, facilities, systems and structures proposed for the development as shown on final plans.
11. Street and yard lighting with a minimum of 0.2 foot candles of light shall be required for protective yard lighting the full length of all driveways and walkways.

12. Access-direct to a public street with a minimum of one (1) access that meets fire standards.
13. Signing meets minimum of specifications as detailed in the Emery Town Development Code Book.
14. Septic dump that has a cement lip and pad surrounding the entire septic dump facility with a tap installed for rinsing. This dump is not to be used by septic hauler companies and is for the use of Recreational Vehicles only.

VIII. Required Documents

The following documents shall be prepared and submitted by the developer for each development.

1. Documents indicating satisfaction of water rights.
2. Written evidence from the Health Authority that the proposed Recreational Vehicle Park complies with applicable Health Department requirements.

IX. Special Provisions

Prerequisite to the operation of any Recreational Vehicle Park shall be the obtaining of an annual license and paying the annual license fee, which shall be issued only after inspection by the Zoning Administrator or County Building Inspector. It shall be unlawful to operate a Recreational Vehicle Park without first obtaining a license and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the Recreational Vehicle Park in accordance with the standards and requirements as herein set forth.

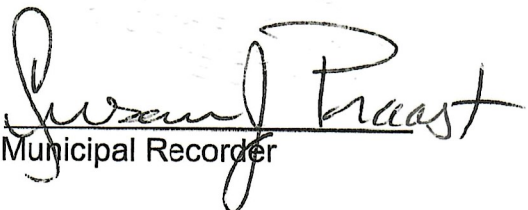
X. Exceptions

If the Recreational Vehicle Park has no occupancy for twelve (12) concurrent months, said owner will have to reapply.

ADOPTED THIS 14TH DAY OF NOVEMBER, 2006



Mayor

Attest: 

Municipal Recorder