## Chapter 10. RECREATIONAL VEHICLE PARKS

### 10-1 Purpose and Intent

The purpose of this section is to permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this Ordinance, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses.

The planning commission shall review the proposed recreational vehicle development plan to determine its compliance with all portions of the Minersville Town General Plan. The recreational vehicle park will accommodate citizens who seek seasonal occupancy. Standards higher than the minimum standards contained in this Ordinance may be required if necessary for local conditions of health, safety and protection of property.

### 10-2 Definitions of Terms

1. Recreational Vehicle: A vehicle type unit which is one of the following:

   a) A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping.

   b) A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis, or on a chassis cab or van that is an integral part of the completed vehicle.

   c) A park trailer built on a single chassis, mounted on wheels, with installed fixtures and appliances, and has a gross trailer area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet when it is set up, except that it does not include fifth wheel trailers.

   d) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and has a trailer area of less than three hundred twenty (320) square feet. This type includes fifth wheel trailers. Should a unit require a size or weight permit, it shall be manufactured to the standards for park trailers A119.5 of the American National Standards Institute Code.

MINERSVILLE TOWN, A Municipal Corporation

**ORDINANCE NO.** 3-1-22

**AN ORDINANCE AMENDING THE UNIFORM ZONING ORDINANCE OF MINERSVILLE.**

**WHEREAS,** the Minersville Town Council has reviewed the Recreation Vehicle provisions in the Uniform Zoning Ordinance of Minersville: and,

**WHEREAS,** the adoption of provisions updating the Recreational Vehicle provisions is in the best interest of the health, general welfare and safety of the inhabitants of Minersville Town.

**NOW, THEREFORE,** be it ordained by the governing body of the Town of Minersville as follows:

SECTION 1. That Section 10-3 of the Uniform Zoning Ordinance of Minersville, adopted February 10, 1993, be amended to read as follows:

**10-3. Location and Use.**

1. No recreational vehicle as herein defined shall be located, placed, used or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

2. Stored recreational vehicles may not be used for permanent living quarters or business purposes.

3. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a commercial and industrial district when such use is a permitted or a conditional use.

4. Staying in a Trailer/Recreational Vehicle on your personal property:

   a. No rentals. This section is intended for family members that are displaced due to building a new home or finding housing.
   b. No more than 2 RV's or trailers being used/occupied at a time per property.
   c. If 2 trailers are being occupied at a time, they need to be separated with a minimum of 10 feet.
   d. If a trailer is being used or lived in for more than 2 consecutive weeks at a time, a permit is required and each permit can be given for 3 or 6-months periods.

e. A total of 3-6 permits (equaling no more than a period of 18 months) are allowed for each property owner, in a 3-year period of time.
f. Lot size needs to be a minimum of 10, 000 square feet, and follows all lot size requirements in order to have a trailer/RV permit in accordance with this ordinance.
g. Trailer needs to be 25 feet back from property line on regular lots and on corner lots 25 feet back from street on both sides.
h. Each trailer needs a permit every 3-6 months with a permit fee of 3 months for 300.00 and 6 months for 600.00, with no more than 18 months total.
i. If living in the trailer goes beyond 18 months because of building a home or other reason for living in the trailer, and you need an extension past the 18 months, you will need to get approval with the Minersville Town Council.
j. Property owners are liable for making sure that all ordinances are being met, and the property owner is the one that has to apply for the permit, not the individual living in the trailer.
k. All individuals living in the trailer need to be listed on the permit including children for safety reasons.
l. Trailers need to dispose of their waste with an up to county code attachment to the sewer on the property, or take their trailer/RV to a certified sewer dump to dispose of the waste properly.
m. If there is a viable complaint of smell, trash, excessive traffic or noise including a generator. It will be in violation of your renewal/renewals or cancellation of the existing permit.
n. All dry weeds, grass, shrubbery will need to be maintained 20-foot radius around the trailer/RV for fire hazards.
o. Fines for noncompliant trailers being lived in past a 2-week time limit without a permit will be subject to a fine of 100.00 per day until compliant.

All permitted uses are subject to a Conditional Use Permit.

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon posting.

Passed by the Town Council of Minersville, Utah, this 7th day of March, 2022 by the following vote:

AYES:

Nays: _____

_____

Absent: _____

_____

MINERSVILLE TOWN

By _____
Gary Ward Dotson, Mayor

Attest:

_____
Cherie Wood
Town Clerk

2. Recreational Vehicle Park: An approved residential development as shown in the records of the Town of Minersville, in which individual spaces are provided for parking of one (1) recreational vehicle per space for temporary portable housing purposes.

3. Recreational Vehicle Space: A site within an approved recreational vehicle park, which is shown in the records of the Town of Minersville, and which is designed and intended for the accommodation of one (1) recreational vehicle.

* For additional definitions see Chapter 1 of this Ordinance.

**10-3 Location and Use**

1. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

2. Stored recreational vehicles may not be used for permanent living quarters or business purposes.

3. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a commercial and industrial district when such use is a permitted or a conditional use.

All permitted uses are subject to a Conditional Use Permit.

**10-4 Permitted Uses in Recreational Vehicle Parks**

1. One (1) recreational vehicle on each approved space. No dwelling units of conventional construction shall be permitted on any space for living or use purposes, except as specified below.

2. Rear yard storage buildings not within the buildable area subject to:

   (a) One hundred (100) square feet or less in area;

   (b) a maximum height of ten feet (10');

   (c) being located within the rear one-half (1/2) of the space;

3. Manager's office and residence, which may be of conventional construction.

4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances,

movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

5. Outdoor recreation facilities, such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.

6. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.

7. Designated areas for boat and recreational vehicle storage, which are used solely by the residents of the park.

8. Recreation center parking lots and guest parking areas.

9. Any other uses judged by the planning commission that is in harmony with the character and intent of a recreational vehicle park.

**10-5** <u>Development Requirements</u>

Recreational vehicle parks may not be developed unless first approved by the Minersville Town Council, after review of plans for said recreational vehicle park by the Minersville Town Planning Commission which insures that the said development will complete the following:

1. Individual recreational vehicle park space minimum yard setbacks shall be measured from the edge of internal streets and adjacent property as follows:

   a) Front - Twenty feet (20') - all recreational vehicles shall be set back at least twenty (20') from any street.

   b) Side - Five feet (5') on both sides. Side yard setback on a "street side" yard shall be ten (10) feet.

   c) Rear - Ten feet (10'), not including rear year storage buildings.

   d) Structural separation - Ten feet (10') minimum spaces between recreational vehicle units.

2. Be located on a parcel of land containing not less than three (3) acres, or on two (2) or more parcels separated by a street or alley only, and totaling at least three (3) acres.

3. Minimum area square footage shall be one thousand two hundred (1,200) square feet and the minimum lot width shall be twenty-eight feet (28').

4. All areas within the vehicle park not covered by buildings or pavement, including the twenty foot (20') 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 sprinkling devices.

5. Only recreational vehicles, travel-trailers and motor homes may be located in an recreational vehicle park, unless otherwise approved as a part of the Conditional Use Permit for the development.

6. A six foot (6') high solid masonry, brick, pre-cast concrete, finished concrete or decorative wall shall be required along all recreational park boundaries. Such wall shall be placed on the interior side of the required landscape strip. Berms may be used as part of the landscape requirements. Said six foot (6') high wall shall not be constructed with chain-link fencing.

7. Access to lots or spaces shall be from the interior of the park. There should be at least one (1) public street access point to the park. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.

8. Required parking spaces shall be paved with either two inches (2") of asphalt or four inches (4") of concrete.

9. Storm drainage facilities shall be so constructed as to protect residents of the development. Such facilities shall be of sufficient capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water or adjacent to the development, and shall tie into the municipal storm drainage system and/or retained in a retention basin on site.

10. The maximum density for a recreation vehicle park shall not exceed twenty (20) units per acre.

11. A certain area should be set aside for parks, playground and service areas for common use and enjoyment of occupants of the development and of the visitors thereto. Individual determination shall be made as to adequacy of amenities to meet the needs of project residents.

12. Utilities Required - Each recreational vehicle parking space shall have connections available for water, sewer and electricity. Fire hydrants shall also be available. All utility connections shall be located underground and comply with state and city construction standards and codes. All

recreational vehicle parks shall be connected to a public sewer system for all sewer connections or dump stations.

13. Outdoor Living Space - Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. Said outdoor living space shall be landscaped and maintained in a clean and weed-free manner and shall be kept free from garbage or debris of any kind.

14. Private streets shall be paved to a minimum width of twenty-eight feet (28').

15. Concrete sidewalks shall be at least two (2') in width on each side of the interior private street, when, or if Minersville requires or provides sidewalks for the entire town.

16. The area shall be one ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.

17. All trash and refuse bins shall be within an enclosure, which is compatible in design and construction of the decorative six foot ( 6') high solid wall. Said bin shall be screened from public view and contained within a solid wall structure enclosure having a closable gate. Said receptacle structures or enclosures shall not be constructed of chain-link fencing.

18. The plans for a recreational vehicle park shall be prepared by a licensed architect or licensed engineer. All problems shall be solved before approval is given and construction begins. Determination of qualifications of required professional individuals or firms shall be made by the planning commission.

19. Have at least ten (10) spaces completed and ready for recreational vehicle occupancy before first occupancy is permitted.

20. Meet all standards and requirements of the this Ordinance and the Town of Minersville Zoning Ordinance.

21. No building may exceed two and one-half (2 1/2) stories or thirty-five (35) feet.

22. Be in keeping with the general character of the district within which the proposed development will be located.

23. Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper, and tent camps as defined in such code.

## 10-6 Standards and Requirements

Standards and requirements for recreational vehicle parks shall be as provided in the Recreational Vehicle Park Ordinance, subsequent to the effective date of adoption, by the Town of Minersville. Site plans are required according to Section 1-8 of Minersville's Zoning Ordinance. The applicant for a recreational vehicle park shall pay the Town of Minersville at the application time any review or inspection fees that are established by the Minersville Town Council.