

Issues regarding recreational vehicle resorts

March 1, 2016

Included in draft ordinance

- Purpose (16.17.201 p 1). AGREE
- Definitions (16.702.202 p 1).
 - Define Recreational vehicle resort
 - Define recreational vehicle – to include
 - Shall have water and wastewater systems designed for continuous connection to water and wastewater service facilities (Coral Gables FL)
 - RV only resort, and do not accommodate Tents, Pop-Up Campers, RV's with Soft Sided/Canvas Pop-outs, or Truck Campers. Minimum RV Length is 24' Feet (traveling Length) & Subject to Park Approval. (BlueWater Key RV Resort)
 - Define acceptable vehicles: Pacific Shores Motorcoach Resort (Oregon) = RV must be a minimum of 25' long and in good condition (good condition is weak)
 - And more...
- General standards (16.17.203)
 - 1) Processed as class V. AGREE
 - 2) Minimum parcel size = 20 acres. AGREE
 - 3) density = 16-20 sites/acre
 - 16-20 sites/acre is too many
 - I believe a portion of the applicant's site cannot be built on, so any density requirement applying to the entire site will result in higher actual density in the buildable area.
 - Density elsewhere: St George = 16u/gross acre, Washington city & Hurricane = 15; Washington County = 10 (Source: John Reed) --- I believe we should set a higher standard. We are tasked with creating an ordinance for a high-end, quality RV Resort, not a run-of-the-mill RV park.
 - Because some of the site cannot be built on, it would be better to determine density based on the minimum size requirement for each RV space, taking into consideration buffer requirements, common area, roads and sidewalks.
 - See the "RV Resort Density Analysis" table at the end of this memo.

- 4) All streets within an RV resort shall be paved and all RV sites, with the exception of approved tent sites shall be concrete.
 - Streets = paved. AGREE
 - RV sites = concrete. CHANGE TO Pads on RV sites = concrete (i.e. require landscaping on a portion of each site --- what percent? 35%?)
 - Tent sites.
 - Do not allow tent sites
 - If tents/campsites are permitted, then specify location – far away from neighboring properties and public roads and require that the each camp site have electricity – do not allow the use of generators
- 5) room tax AGREE
- 6) Manager on site at all times, logs, etc.
 - Modify to manager or other employee of the RV resort must be on-site at all times (the manager must live in the resort)
 - Manager must be in a permanent structure – not an RV
 - Only one manager (and immediate family) to live on-site. If there are other employees, they will live off-site.
 - List minimum manager responsibilities such as noise control, keeping the resort clean and attractive, health/safety/welfare of the public
- 7) Designed by professionals. AGREE
- 8) Refuse & litter.
 - Require garbage in central dumpsters only?
 - Dumpster setback from public streets and neighboring properties: at least 50' from the inside of the buffer (if buffer is 50', then the setback is at least 100')
 - Dumpsters to be screened so not visible from public streets and neighboring properties
- 9) Exterior boundaries to have solid 6' wall.
 - Require wall modulation
 - Determine allowed wall materials – i.e. masonry
 - Where is wall located? Inside buffer area, not at property boundary
 - Note: 6' wall not hide the RVs so landscaping (trees) is necessary

- 10) 50' buffer along public streets and 30' buffer along other property boundaries.
 - RV Resort will have greatest impact on neighbors so buffer along other property boundaries should be at least as much as along street, if not more. Recommend both buffers be 50'
 - Define landscaping requirements in the buffer area – this needs to be attractive and the landscaping can also help screen the RVs from the street and neighboring properties.
 - NOTES: From Google earth - if frontage = 1,947' and neighboring property boundary on west = 1,285', then the 50' & 30' buffers add up to 135,900 sq.ft. = 3.12 acres = 12.5% of 25 acres. If buffers are both 50' then buffer area = 161,600 sq.ft. = 3.71 acres = 14.8% of total site
- 11) Street requirements.
 - Are these widths correct?
- 12) RV parking requirements. AGREE
- 13) Automobile parking requirements: may be a part of or continuation of the RV pad and a minimum of 9' x 20'
 - Is this okay?
 - Off-street parking only
 - Define the maximum number of vehicles permitted on each RV site and define what is meant by a vehicle. Recommend one car or truck.
- 14) Removal of axles, wheels, tires prohibited except for emergency.
 - Require a time limit, like 24 hours? But enforcement impractical and figuring out 24 hours unlikely – so just prohibit
- 15) Animals leashed or tethered at all times.
 - Limit to only when outdoors
 - What types of animals are permitted and how many?
 - Require that animals are not kept outdoors overnight
- OTHER ISSUES
 - Require sidewalks? If yes, define width, materials?
- RV Resort application (16.17.204)
 - No comments

- Time limit (16.17.205).
 - No individual recreational vehicle space in an RV Resort shall be used by any one individual for a period longer than 29 consecutive days.
 - “Individual space” and “individual person” is problematic. It appears I could park my RV and use it in the resort for 29 days and then I would move out of the RV for some period and a friend would move in or it could sit unoccupied.
 - It also leaves open the possibility that after 29 days I could simply move my RV to another site within the same resort.
 - There needs to be a defined “away” period to prevent me from staying 29 days, leaving for 1 day, the staying 29 days, and repeat, repeat, repeat.
 - Solution: No recreational vehicle or individual shall be permitted to stay in the RV resort if the vehicle or individual has been a resident of the resort during the prior 30 days and no recreational vehicle or individual is allowed to stay within the RV resort for more than 29 consecutive days.
 - In addition, no recreational vehicle shall be allowed to stay within the same RV Resort for more than 180 days within a 12 month period.
 - If we use the proposed solution above regarding 29 day stays and 30 day aways, then we do not need to comment on the 180 days – we get close to that automatically.
- Utilities (16.17.206)
 - Require that generators are not to be used at any time
 - Require that each RV site will connect to sewer and RVs will make that connection
- Landscaping and recreation (16.17.207)
 - 1a) minimum of 1 tree per site (see comments below)
 - 1b) Minimum of 3 trees each 30’ along frontage, may be clustered. (See comments below)
 - Recommend requiring trees along western property line also to reduce impact to neighboring properties
 - The Las Vegas Motorcoach Resort has over 1,000 palm trees on 41 acres = 24.4 trees/acre. If our resort has 3 trees each 30’ on the frontage and west boundary = 323 trees and if there are 200 sites the total = 523 trees = 21 trees per acre for the full 25 acre parcel.
 - Why require trees on the individual sites? These will likely make the interior of the resort more attractive but probably won’t do a lot for screening the RVs from the street and neighbors. The developer may want to incorporate trees within the resort, or not.
 - Instead, if we require 5 trees every 30’ on the frontage and west, that = 539 trees, about the same as before, and is 21.5 trees per acre (25 acres).

- Require that the trees are located in the buffer area.
 - Clustered: how many and how often – do not want all trees clustered at one end only. The goal is to screen ALL of the RV vehicles from the street and neighbors, which are taller than the 6' perimeter wall.
 - Trees shall have the capability of achieving 80% opacity within two years when viewed from adjoining properties or public roads. (Source: John Reed)
 - 1c) open areas required to have approved landscaping. AGREE
 - 2) Open/recreational space = 10% minimum (including recreational structures)
 - Increase the requirement to 20% but calculate by excluding land that cannot be built on because of steep slopes or washes, etc. and also excludes the buffer area which is almost 4 acres. Example: The gross site is 25 acres less 6 acres that can't be built on and less 3.7 acres in the buffer = 15.3 acres x 20% open space = 3.1 acres of open space (or 12.2% based on the total 25 acres). Note: This method does not count the unbuildable acres as open space because the open space should be distributed throughout the resort.
 - The open space can include a clubhouse, pool, playground, but not guest parking area, storage areas/buildings, or laundry and bathroom facilities (if these facilities are not part of the clubhouse).
 - Define maximum percentage of open space area to be impervious (for sidewalks, clubhouse, pool) – or minimum percentage to be landscaped. It should be mostly landscaped. If the clubhouse, pool, pool deck area is 22,000 sq.ft. = ½ acre out of 3 acres (in example above) = 17% of the open space. Recommend that a minimum of 75% of the open space is landscaped and pervious surface.
 - Define landscaping requirements for common areas
- 2) Minimum facilities required: clubhouse, pool or playground.
 - Define minimum size of clubhouse and its location/visibility?
 - What amenities should be required for an upscale resort? Should we require a pool (versus pool or playground)? What else?
- Individual RV site design standards (16.17.208)
 - 1) Each site marked and numbered. AGREE
 - 2) Minimum site size = 1,000 sf.
 - Here are various results for minimum site size depending on how various depths and widths: 25'x55' = 1,375 sq.ft.; 30'x55' = 1,650 sq.ft.; 35'x55' = 1,925 sq.ft.; 40'x55' = 2,200 sq.ft.
 - Here are minimum or average site sizes in other areas based on an assumption of 35% of an acre used for roads, common area, and buffering: St George = 16u/acre = 1,770

sq.ft.; Washington City & Hurricane = 15u/acre = 1,880 sq.ft.; Washington county = 10u/acre = 2,800 sq.ft.

- Recommend a minimum size of at least 2,000 sq.ft, preferably 2,400 sq.ft. The risk of too small a minimum is reduced quality of vehicles, increased density, and reduced landscape areas on each site. We should be setting requirements for a high-end resort, not a basic RV park.
- 3) Minimum site width = 25' and avg. width between sites = 30' minimum.
 - Some random Googleing: Nye County (Pahrump) = 40' min width; Coral Gables FL = 35'
 - Recommend 40' to create more separation between each RV to reduce the perception of density and also to create room for sufficient landscaping on each site.
- 4) Average site depth at least 55'
 - Recommend a minimum of 55' with no average requirement.
- 5) Each site separated from each other and other structures by at least 20'
 - Not sure I understand each site separated from each other by at least 20'. Each site may adjoin other sites – no separation. Instead, each RV and permitted vehicle shall be separated from RVs and permitted vehicles on adjoining sites by at least 20'.
- 6) Only 1 RV per site. AGREE
- 7) Not allowed on any site: mail boxes, free-standing fuel tanks, or open storage of personal property.
 - Also prohibit laundry lines
 - What about open fires or fire pits.... Anything else?
- ADDITIONAL REQUIREMENTS:
 - What is the minimum landscaping area on each site or maximum impervious area?
- Accessory facilities (16.17.209)
 - 1) Office: Permanent building required
 - Should we state design standards, minimum size, etc.?
 - 2) Laundry room: Require at least 1 and do not permit laundry lines. AGREE
 - 3) Restroom and shower facilities: Required.
 - What are the minimum requirements?

- Other issues:
 - Should we require that these structures are not visible from public streets or require a certain distance from neighboring properties?

Not discussed in draft ordinance

- The City has the right to inspect at any time. What “tools” does the City have to be able to enforce rules and eliminate violations?
- Do we need to clarify that the streets within the resort are privately owned and maintained?
- Applicant discussed casitas (?) – do we allow? If yes, minimum size and design standards needed
- Do we need to reference sections of the zoning code to ensure appropriate design standards, outdoor lighting control, etc.?
- RVs shall not be stored, displayed, sold and/or serviced in the RV Resort
- Can the RV spaces be clustered? Applicant asked for that but it creates a problem of perceived density
- Carports, fire pits, hot tubs, or other structures on each RV site: What is permitted and what is not?
- Designated storage: Utility trailers (tow dollies, “toy haulers”, etc.), motorized vehicles (excluding primary car/truck), bicycles, etc. shall be stored in a designated storage area that shall occupy no more than 5% of the gross area of the resort (Coral gables FL – maybe we limit to 5% of buildable area). Such storage shall be for the exclusive use of registered guests only during the period the guest is a registered occupant of an RV site. (Coral Gables FL). Storage areas shall be fully screened (define height, materials, and where storage areas are permitted). No items are to be stored on the RV sites
- Hours of activity (or quiet periods), i.e. no outdoor activity from 10pm to 8am (Hearthside Grove RV Park – Michigan)
- Hours permitted for RV arrival and departure (if different from hours of activity) = ?
- Do not permit residents to operate a business
- Permit removal of RVs left for extended periods by city (cost paid by the owner of the RV resort – that’s fair because the resort owner needs to enforce the maximum stay)
- How to deal with traffic and turn lanes on Hwy 91?
- Entrance requirements: entry street minimum width, signage size, location, and materials, landscaping requirements specific to the entry, etc.
- Define strict lighting standards not only for the total site but for each RV site and vehicle
- Require that the RV Resort remain a single property with RV sites available for rental only, not purchase.
- Require that the resort provide a minimum of 1 off street parking space per 10 RV sites (Coral Gables FL)

- Require 60 degree angle for lots for ease of parking (?)
- We should define a minimum set of rules:
 - Each RV site shall be kept tidy and free from trash or debris
 - Maximum occupancy of an RV is limited to 2 persons (Virgin requirement)
 - Maximum number of pets = 2 – and define what constitutes a pet
 - No outdoor sleeping
 - Motorcycles, Mopeds, Motorbikes, ATVs, Electric Scooters, golf carts, etc. are not permitted to be operated in the park; however, you are welcome to ride your vehicles from your site out the main entrance. Speeds must be no more than 5 mph
 - etc.

NOTES ON DENSITY

- Minimum site area for each RV (sq.ft.)
 - McComb MS = 2,400
 - Nye County NV (Pahrump) = 2,000
 - Brownwood TX = 3,000 and 25% has to be landscaped
 - Coral Gables FL – 2,000
- Some top luxury resorts
 - Polson Motorcoach & RV Resort – Montana: sites typically 46' x 75' (3,450 sq.ft.) – deducting 35% for buffer, common area, roads = 8.2u/acre
 - BlueWater Key RV Resort - Florida: the “basic level” lot is 35' x 80'
 - Bella Terra of Gulf Shores RV Resort – MS: Sites are 3,500 – 4,500 sq.ft.
 - Hearthside Grove – Michigan: lots over 5,000 sq.ft.
 - Solstice Motorcoach RV Resort – Mesquite NV: minimum lot size = 2,500 sq.ft.
 - Motorcoach Country Club – Palm Springs area: Maximum six persons per lot, Maximum two pets per lot. No Trailers of any kind permitted. No sleeping outside of coach.
 - Naples Motorcoach Resort – FL: 15 acres with 184 lots = 12.3u/acre
 - Las Vegas Motorcoach Resort: over 1,000 palm trees on 41 acres = 24.4 trees/acre. Density = 400 sites on 41 acres = 9/8u/acre. 10,000 sq.ft. clubhouse = 25 sq.ft. of clubhouse per site.

- Other RV parks
 - Lakeside RV Park, NV = 157 spaces on 35.3 acres = 4.45u/acre
 - Nevada treasure RV Park = 202 spaces on 16.6 acres = 12.17u/acre
 - Preferred RV Resort = 284 spaces on 22.1 acres = 12.85u/acre
 - Pahrump Station RV Park = 162 spaces on 12.43 acres = 13.03u/acre
 - Coral Gables FL ordinance = maximum of 10 units per net acre (net area excludes unbuildable area) Impervious area not more than 65% of any RV site. Pervious areas shall be covered in turf, groundcover, shrubs, trees, or any combination thereof.

NOTES ABOUT THE RV RESORT DENSITY ANALYSIS TABLE

- This table is available in Excel so you can change assumptions.
- The spreadsheet looks complicated because it's my understanding that some of the 25 acre site is unuseable due to steep slopes and a wash. So the spreadsheet gives answers for a parcel that has 25, 23, 21, 19, 17, or 15 "useable" acres.
- The spreadsheet excludes unuseable acres and the buffer area to calculate the amount of open space/common area as well as to calculate the amount of area needed for roads/sidewalks.
 - The buffer area needed is based on 50' along Hwy 91 and 50' along the property's western border adjoining other properties. The distances are estimates from Goggle Earth.

RV RESORT DENSITY ANALYSIS

3/2/16

Part 2: Open space requirement and roads/sidewalks are deducted from "net useable area"

Part 3: Determine the number of sites based on minimum site size instead of sites per acre

Part 4: Calculates how many sites per "useable" acre will result

Part 5: Calculates sites per acre based on the total 25 acre parcel

PART 1: BUFFER ANALYSIS (BASED ON ESTIMATED LENGTHS FROM GOOGLE EARTH)

Frontage along Hwy 91	1947 ft. x buffer =	50	feet =	97,350 sq.ft.
Adjoining properties border on west	1285 ft. x buffer =	50	feet =	64,250 sq.ft.
Total buffering (sq.ft.)				161,600 sq.ft.
Total buffering (acres)				3.71 acres
Total buffering (% of 25 acres)				14.8%

PART 2: CALCULATE THE NET SQUARE FEET AVAILABLE FOR RV SITES BASE ON TOTAL USEABLE ACRES

Total useable acres		25	23	21	19	17	15
Useable site (sq.ft.)		1,089,000	1,001,880	914,760	827,640	740,520	653,400
Buffer area		161,600	161,600	161,600	161,600	161,600	161,600
Net useable area		927,400	840,280	753,160	666,040	578,920	491,800
Open space/common areas	20%	185,480	168,056	150,632	133,208	115,784	98,360
Roads/sidewalks	15%	139,110	126,042	112,974	99,906	86,838	73,770
Net useable RV space area		602,810	546,182	489,554	432,926	376,298	319,670

PART 3: CALCULATE THE NUMBER OF RV SITES BASED ON MINIMUM SITE SIZE

Minimum RV site size (sq.ft.)	Total number of RV sites						
2400		251	228	204	180	157	133
2200		274	248	223	197	171	145
2000		301	273	245	216	188	160
1800		335	303	272	241	209	178
1600		377	341	306	271	235	200
1400		431	390	350	309	269	228
1200		502	455	408	361	314	266
1000		603	546	490	433	376	320

PART 4: CALCULATE THE NUMBER OF SITES PER "USEABLE" ACRE BASED ON RESULTS OF PART 3

Minimum RV site size (sq.ft.)	Number of sites per useable acre						
2400		10.0	9.9	9.7	9.5	9.2	8.9
2200		11.0	10.8	10.6	10.4	10.1	9.7
2000		12.1	11.9	11.7	11.4	11.1	10.7
1800		13.4	13.2	13.0	12.7	12.3	11.8
1600		15.1	14.8	14.6	14.2	13.8	13.3
1400		17.2	17.0	16.7	16.3	15.8	15.2
1200		20.1	19.8	19.4	19.0	18.4	17.8
1000		24.1	23.7	23.3	22.8	22.1	21.3

PART 5: CALCULATE THE NUMBER OF SITES PER ACRE BASED ON THE TOTAL 25 ACRES

Minimum RV site size (sq.ft.)	Number of sites per total acres (25 acres)						
2400		10.0	9.1	8.2	7.2	6.3	5.3
2200		11.0	9.9	8.9	7.9	6.8	5.8
2000		12.1	10.9	9.8	8.7	7.5	6.4
1800		13.4	12.1	10.9	9.6	8.4	7.1
1600		15.1	13.7	12.2	10.8	9.4	8.0
1400		17.2	15.6	14.0	12.4	10.8	9.1
1200		20.1	18.2	16.3	14.4	12.5	10.7
1000		24.1	21.8	19.6	17.3	15.1	12.8