

RV Resort Ordinance – Issues summary (Part 1)

April 6, 2016

This summary shows proposed rewrites to sections of the draft ordinance based on the Planning Commission discussion on 4/5/16. Please review – I can make mistrakkss.

Definitions (16.702.202 p 1). This section needs to define a number of items, including:

- *NOTE: Need to define Recreational Vehicle Resort and differentiate it from an R V Park.*
- *NOTE: Define acceptable recreational vehicles: We focused on a discussion of tents and agreed to allow them, but what about these other limitations? RV only resort, and do not accommodate Pop-Up Campers, RV's with Soft Sided/Canvas Pop-outs, or Truck Campers.*
- All recreational vehicles must be in good condition, including but not limited to: Licensed, plated, rust free, damage free, appropriately painted.
- All recreational vehicles shall have water and wastewater systems designed for continuous connection to water and wastewater service facilities.

General standards (16.17.203)

- 3) *NOTE: We will determine density at a future meeting based on the minimum size requirement for each RV space, taking into consideration buffer requirements, common area, and roads.*
- 4) All streets within an RV resort shall be paved and all pads on RV sites shall be concrete.
- 6) A resort manager must live within the resort in a permanent structure (not an RV) with a living area that shall not be larger than ___ square feet. Only one permanent structure may be occupied full time. The manager or other employee with appropriate authority must be on duty within the resort at all times. All RV Resort managers shall maintain a patrons log consisting of names, dates of occupancy, and number of spaces used. Upon request, patron logs shall be made available to inspection by representatives of the city during reasonable business hours. *NOTE: Should we define minimum duties that impact neighbors if not done?*
- 8) RV Resorts shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated with the RV Resort. Collection shall be no less than once a week. Garbage shall be placed in central dumpsters only that are set back from public streets and neighboring properties by at least 50' from the inside of the buffer. Dumpsters shall be screened so they not visible from public streets and neighboring properties.
- 9) All exterior boundaries shall be screened from surrounding streets and abutting uses by a solid six foot (6') decorative privacy wall, unless it is a portion of property that due to topography is not used for RV sites or is not visible from surrounding streets and abutting uses. The wall materials shall consist of masonry and stucco and/or stone. The wall shall be modulated behind a minimum 6 foot (6') buffer where the property abuts public roads.
- 10) A thirty foot (30') buffer within an applicant's property shall run along any property boundary that is adjacent to public street right-of-way. A thirty foot (30') buffer shall run along all other property boundaries. However, where the abutting use is residential, the buffer may be reduced to twenty feet (20') if permanent residential structures are built along that boundary. *NOTE: In other cases we have*

required (not an option) a row of residential as a buffer to neighboring residential. Shouldn't we require that here as well – the RV Resort is a commercial use.

- 11) Street requirements. *NOTE: Get input from the Fire Department*
- 13) RV sites shall provide one paved space suitable for parking one automobile, which may be a part of or a continuation of a pad upon which the RV will rest. The parking space shall have unencumbered dimensions of not less than nine feet (9') in width and twenty feet (20') in length. No on-street parking is permitted. *NOTE: Get input from Fire Department for minimum separation of vehicles from each other and from structures – if there are any requirements.*
- 14) Removal of axles, wheels or tires from an RV within the RV Resort is prohibited.
- 15) Animals traveling with guests shall be kept on a leash or tethered at all times during their stay when outdoors. *NOTE: Copy existing Ivins City language defining the types of animals and the number permitted. We did not discuss: Require that animals are not kept outdoors overnight?*

Add new section to ordinance: 16.17.210 Tent site design standards

- A maximum of ____ tent sites are permitted in a designated area that is not visible from public roads or neighboring properties. Each tent site shall be clearly designated, to accommodate only one tent, to be situated on grass, and provided with electricity and water. No generators are permitted. *NOTE: Should we define minimum tent site size? Other issues? Lighting? Fires? Noise?*

RV Resort Ordinance – Issues summary (Part 2)

April 28, 2016

This summary shows proposed rewrites to sections of the draft ordinance based on the Planning Commission discussion on 4/5/16. Please review

Time Limit (16.17.205)

- We agree that the maximum stay be “less than 30 days” but debated whether leaving the park (people, vehicles, and all possessions) should be for a minimum of 24 hours or at least 3 days or some other period. We were undecided on whether or not to require a maximum stay of 180 days a year or allow any period.

Utilities (16.17.206)

- Add a requirement for sewer connections at each site.

Landscaping & recreation (16.17.207)

- 1b) Change to... a minimum of 3 trees clustered each 30 feet along all property boundaries (add wording to adjust if topological barriers are sufficient) with no more than 30 feet between clusters. Each cluster shall include a mixture of trees so that the cluster provides screening year-round.
- 2) The 10% open space requirement includes the buffer area but excludes recreational facilities. *Note: A 30 foot buffer on Hwy 91 and along the western property border adds up to approx. 88,500 sq.ft., or 8.3%*

of 24.5 acres. I think a total requirement for 10% open space leaves too little area within a development to ensure sufficient open space.

Individual RV site design standards (16.17.208)

- 2) We considered a minimum site size of 30 x 80 feet adequate. *Note: The applicant later told Kevin Rudd that their sites would be at least 40 x 80 feet.*
- 5) Each site separated from each other and other structures by at least 15 feet.
- 7) We agreed to prohibit mailboxes in the entire development, except for a management office only mailbox. *(Note: I couldn't keep up with my note-taking on this one, but I think Dale has the solution.)*

Accessory facilities (16.17.209)

- 1) Reference the section of our ordinance regarding design standards.
- 3) Restroom and shower facilities – revise the same as the Virgin ordinance.

Determining appropriate density (we have not discussed this issue)

Option 1: The table below is based on a 10% open space requirement that includes 30 foot buffers on Hwy 91 and the western property line. That leaves a requirement for only 1.7% of the total site as open space within the development. Using the applicant's minimum site size of 40 x 80 feet, results in a density of 7.5 units per gross acre. But because some of the site is unbuildable, the perceived density would be 9 units per acre.

Option 2: If the 10% open space requirement excludes the buffer area (i.e. Buffer + 10% open space) the density would be 6.7 units per acre for the total gross area, with a perceived density of 8 units an acre based on buildable area.

I suggest we use option 2, requiring 10% open space within the development excluding the buffer area, and require a maximum density of 7 units per acre of gross area. (In the applicant's case this would result in approx. 171 units allowed (approx. 24.5 acres x 7 units per acre), exceeding applicant's goal of building 137 units.)

RV RESORT DENSITY ANALYSIS (change any assumption highlighted in yellow)				
4/28/16				
TOTAL GROSS ACRES	24.5	Unuseable:	4	Net acres: 20.5
PART 1: BUFFER ANALYSIS (BASED ON ESTIMATED LENGTHS FROM GOOGLE EARTH)				
Frontage along Hwy 91	1650	ft. x buffer =	30	feet = 49,500 sq.ft.
Adjoining properties border on west	1300	ft. x buffer =	30	feet = 39,000 sq.ft.
Total buffering (sq.ft.)				88,500 sq.ft.
Total buffering (acres)				2.03 acres
Total buffering (% of 25 acres)				8.3%
PART 2: CALCULATE BUILDABLE AREA				
Total useable acres		20.5		acres
Useable site		892,980		sq.ft.
Buffer area (incl. as part of open space)	8.3%	88,500		sq.ft.
Net useable area		804,480		sq.ft.
Additional open space/common areas	1.7%	13,736		sq.ft.
Roads	15.0%	120,672		sq.ft.
Clubhouse/pool/store/office/patio	10.0%	80,448		sq.ft.
Net useable RV space area		589,624		sq.ft.
PART 3: CALCULATE SITE CAPACITY AND DENSITY BASED ON MINIMUM SITE SIZE				
		Sites per acre		
Average site size (sq.ft.)	Sites	Gross area	Net area	
3200	184	7.5	9.0	Based on applicant's minimum site of 40 x 80 feet

Additional items not discussed yet

- *RVs shall not be stored, displayed, sold and/or serviced in the RV Resort*
- *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?*
- *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?*
- *Should 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*