

ORDINANCE 11-xx (proposed to be Ord. 11-03)

**AMENDMENT TO TITLE 12C. LAND USE - ZONING
RECREATIONAL VEHICLE PARKS**

WHEREAS, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinance of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

WHEREAS, said Code included Title 12. Land Use, which includes the City's Zoning Ordinance; and

WHEREAS, the City's Planning Commission has determined there is need and good cause to change the City's ordinances to amend sections of the City Code regulating Recreational Vehicle (RV) overnight parks.

NOW, THEREFORE, pursuant to Section 10-9a-205, Utah Code Unannotated, 2010, and after ten (10) days' notice and a public hearing as required therein, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

**AN ORDINANCE MODIFYING THE REGULATIONS OF
RECREATIONAL VEHICLE (RV) OVERNIGHT PARKS WITHIN TITLE 12C.
LAND USE - ZONING, OF THE CITY'S CODE OF REVISED ORDINANCES**

BE IT ORDAINED by the City Council of the City of North Logan, Utah as follows:

SECTION I – CHANGES: The following paragraphs in Title 12C are hereby added to read as follows (new section 1300):

CHAPTER 12C-1300. RECREATIONAL VEHICLE PARKS

Sections:

- (1) Purpose
- (2) Definitions
- (3) Conditional Use Permit Required
- (4) General Requirements
- (5) Completion Prior to Occupancy Phasing
- (6) Recreational Vehicle Park Location Criteria
- (7) Design Standards
- (8) Accessory Uses
- (9) Park Administration
- (10) Recreational Vehicle Park Application Procedure

12C-1301. Purpose. Purpose. The purpose of this chapter shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare and convenience of the occupants of such parks and the residents of North Logan.

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12C-1302. Definitions. Definitions. As used in this chapter, unless the context or subject matter clearly requires otherwise, the words and phrases defined in this section shall have the below indicated meanings; provided that, all definitions, rules and regulations defined herein that are in conflict with provisions of other city ordinances, the provisions of the recreational vehicle park chapter of this ordinance shall prevail.

- (1) **Recreational Vehicle.** Recreational Vehicle means a vehicle or portable structure built and designed to be used for temporary occupancy or travel, recreational or vacation use. Said vehicles normally contain plumbing, heating and electrical systems which are operated with or without connection to outside utilities. Recreational vehicles shall include, but are not limited to, campers, motor homes, camping trailers, tent trailers, fifth wheels and travel trailers; tents are excluded. A recreational vehicle shall have a body width of no more than nine (9) feet and a body length of no more than forty (40) feet when factory equipped for the road.
- (2) **Recreational Vehicle Site.** Recreational Vehicle Site means a plot of ground within a recreational vehicle park intended for temporary location of a recreational vehicle as a dwelling unit.
- (3) **Recreational Vehicle Park.** Recreational Vehicle Park means a tract or parcel of land upon which two or more recreational vehicle sites are located, for occupancy by recreational vehicles as temporary living quarters.
- (4) **Sanitary Station or Sanitary Dumping Station.** Sanitary Station or Sanitary Dumping Station means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks.
- (5) **Tents.** Tents means an enclosed structure of shelter fabricated entirely or in major part of cloth, canvas, plastic or similar material used for recreational or vacation purposes.

12C-1303. Conditional Use Permit Required. A recreational vehicle park shall be permitted only upon the issuance of a Conditional Use Permit. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with the conditions imposed by the permit and this ordinance.

12C-1304. General Requirements.

- (1) No recreational vehicle shall be allowed in the park for more than ninety (90) days in any calendar year. Placement of the unit on a foundation or any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, is hereby prohibited. Besides the approved common facilities shown on the approved site plan, only recreational vehicles and camp users (plus their automobiles) may occupy the park; mobile homes, construction equipment, outdoor storage (other than licensed vehicles), etc. are prohibited.
- (2) Except portable awnings and screens that are attached to and carried with the recreational vehicle, no external appurtenances, such as carports, cabanas or patios may be attached to any recreational vehicle while it is in a park.

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- (3) No space within a recreational vehicle park shall be rented for any purpose other than those expressly allowed by this chapter.
- (4) No person, company or corporation shall establish or modify a recreational vehicle park without first complying with the provisions of this chapter.

12C-1305. Completion Prior to Occupancy Phasing. All required site improvements, and other conditions of the Conditional Use permit shall be met prior to occupancy of any site by a recreational vehicle; provided, that completion may be accomplished by phases if such phases are identified and approved in the Conditional Use permit.

12C-1306. Recreational Vehicle Park Location Criteria. The location of recreational vehicle parks shall be reviewed for harmony with adjoining properties. Recreational vehicle parks may only be established on property which meets the following criteria:

- (1) Recreational vehicle parks may be considered only as a conditional use in the CG and MC Zoning Districts.
- (2) The maximum site area of a park shall be four (4) acres.
- (3) Recreational vehicle parks existing prior to the enactment of this ordinance may Qualify as legal non-conforming uses in accordance with Section of the Code.

12C-1307. Design Standards. The following are minimum design standards for recreational vehicle parks.

- (1) **Density.** The number of recreational vehicles permitted in a park shall not exceed a density of twenty (20) units per gross acre. The Conditional Use permit may further limit density to ensure compatibility with the surrounding areas.
- (2) **Spacing and Site Width.** There shall be a minimum side to side dimension of fifteen (15) feet between vehicles and an end to end dimension of twelve (12) feet. Each recreational vehicle space shall have a minimum width of twenty-four (24) feet.
- (3) **Site Access.** Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize conflict with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within one hundred (100) feet of the intersection with the park entrance.
- (4) **Parking.** At least one parking space for each eight (8) sites shall be provided for visitor parking in the park.

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- (5) Internal Park Roads. All internal park roads shall be privately owned and maintained. They shall be paved and meet standards, as approved by the City Engineer. Park roads shall have a minimum improved width as follows:
- (A) The main or central road through the park shall have a width of not less than 28 feet exclusive of parking lanes.
 - (B) Two-way roads other than the main road shall have a width of not less than twenty (20) feet (ten (10) feet per each travel lane).
 - (C) One way roads shall be permitted only where drive through RV spaces are provided. One way roads shall have a width of not less than twelve (12) feet.
 - (D) Parking lanes shall have a width of not less than ten (10) feet.
 - (E) All walkways shall not be less than five (5) feet in width.
- (6) Open Space/Recreational Facilities. A minimum of twenty percent (20%) of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced to fifteen (15%) of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pool or tennis courts) are provided.
- (7) Setbacks. No recreational vehicle site shall be closer than fifty (50) feet from any exterior park property line abutting upon a major street or fifteen (15) feet from any other exterior park property line. Permanent structures within a park shall have minimum front and rear yards of twenty (20) feet each, and minimum side yards of ten (10) feet each. Yard space shall be measured from the wall of the building. Building yard setbacks do not supersede other more restrictive setbacks.
- (8) Landscaping/Screening. All areas of recreational vehicle parks including perimeter setback areas not utilized for roadways, pathways, buildings maintenance yards and recreational facilities shall be landscaped. Landscaping shall consist of a combination of live vegetative ground cover, lawn, shrubs, trees, flower beds and ornamental shrub beds. All landscaping plans shall be approved in conjunction with the Conditional Use permit process and shall be guided by the following:
- (A) The first twenty (20) feet of the park exterior abutting upon a major street shall be landscaped. Said landscaped area shall contain one shade (1-1/2" caliper) tree every forty (40) feet and a grouping of three or more small trees every fifty (50) feet. The remainder of the setback area exposed to public view shall be treated with lawn or various ground covers.
 - (B) The first fifteen (15) feet of all park exterior abutting properties other than those described in (a) above shall be treated with landscaping as provided in (a) above.
 - (C) All exterior boundaries of a recreational vehicle park shall contain a six (6) foot solid fence. Required fencing along park exterior boundaries abutting upon a major street shall be setback fifteen (15) feet from the property line(s).

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- (D) Two shade trees (1-1.2" caliper) shall be required for every two (2) recreational vehicle sites.
 - (E) All management offices, club houses and recreational buildings shall have border and foundation plantings on at least two sides of the building.
 - (F) All utility areas of park buildings shall be screened with landscaping, solid fencing or combination thereof.
 - (G) All maintenance yards shall be sight screened by a solid fence and various landscape elements.
- (9) Landscaping/Screening Design and Maintenance. All landscaping and screening shall be designed and maintained to be aesthetically pleasing to ensure the general welfare of the community is enhanced. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition.
- (10) Signs. Signs and advertising shall be prohibited in recreational vehicle parks except in accordance with the current sign regulations per the Code of Revised Ordinances of the City of North Logan.
- (11) Utilities. All utilities within the park shall be constructed and maintained in accordance with all applicable State and local codes.
- (A) Electricity: Electricity shall be provided to each recreational vehicle site.
 - (B) Water: Water shall be provided to each recreational vehicle site.
 - (C) Watering Station: Each recreational vehicle park shall be provided with one or more easily accessible water supply outlets for filling recreational vehicle water storage tanks.
 - (D) Sewer Service: Sewer service shall be provided to all recreational vehicle spaces.
 - (E) Liquefied Petroleum Gas: The use of storage containers of liquefied petroleum gas (propane) smaller than or equal to twenty (20) gallons is not regulated by this ordinance for recreational vehicles in a recreational vehicle park. Storage tanks larger than twenty (20) gallons and smaller than or equal to 125 gallons are allowed but their placement must be approved by the Fire Marshall or Fire Chief. Storage of liquefied petroleum gas in tanks larger than 125 gallons is considered bulk storage and is regulated by North Logan Code 10-205. No bulk storage larger than 125 gallons shall be permitted for individual RVpads. Bulk storage may only be approved for the operation of the RV park such as for the sale of liquefied petroleum gas. Such use must be approved in accordance with the North Logan Code 10-205.
 - (F) Sanitary Stations: Each recreational vehicle park shall be provided with sanitary dumping stations in the ratio of one for every fifty (50) recreational vehicle sites or fractional part thereof. Sanitary stations shall consist of at least a trapped four inch sewer riser pipe connected to the sewage disposal system and surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitable hinged cover; and, a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign

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shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only, not for drinking.

- (G) Solid Waste Disposal: Refuse containers shall be placed at minimum 1 per 20 sites throughout the park in convenient locations. Refuse containers must be screened from public view on three sides. All recreational vehicle parks shall be maintained free of litter and garbage. In addition to the refuse containers placed throughout the park, at least one large (4 yards or greater) container shall be located near the management building.
- (H) Other Utility Systems: If other utility systems such as natural gas, cable, or telephone/internet are installed in the recreational vehicle park, such installation shall be in accordance with state and local laws, rules and regulations.
- (12) Storm Drain. All storm water drainage shall be contained on the park. Storm water control facilities require City Engineer approval prior to construction.
- (13) Surfacing of Sites. All spaces except tent sites shall have a hard surfaced pad of the same minimum dimensions as the largest unit permitted to occupy that space. Sites utilized for tents need not be hard surfaced; however, tent spaces shall not be greater than 10% of the total number of sites.

12C-1308. Accessory Uses.

- (1) Accessory Uses: Management buildings, recreational facilities, restrooms, showers, laundry facilities, other uses, and structures customarily incidental to operation of a recreational vehicle park are deemed to be permitted accessory uses in a recreational vehicle park. In addition, grocery stores and convenience shops shall be permitted as accessory uses and are subject to the following restrictions:
 - (A) Such establishments and the parking area primarily related to their operations shall not occupy more than five percent of the gross area of the park.
 - (B) Such establishments shall present no visible evidence from any street outside the park of their commercial character that would attract customers other than occupants of the park.
 - (C) The structures housing such facilities shall not be located closer than 50 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.
- (2) Maintenance buildings, recreation and similar buildings must be permanent structures. Permanent structures do not include recreational vehicles, recreational vehicles on foundations or shipping containers of any kind.
- (3) Restroom and Shower Facilities: Restroom facilities shall be provided for each gender and shall be properly identified, and each shall contain showers and toilets connected to a municipal sewer utility. The minimum number of such facilities shall be one (1) commode and one (1) shower, for each gender, for every twenty-five (25) recreational vehicle sites.

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12C-1309. Park Administration. The owner of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved plan and conditions of the Conditional Use permit, and all applicable laws and ordinances. Each park shall have a manager available 24-hours per day, seven days per week.

12C-1310. Recreational Vehicle Park Application Procedure.

- (1) The applicant shall apply for the Conditional Use Permit application on forms provided by the Community Development Department.
- (2) The application shall include the Conditional Use Permit Fee and the application requirements in the Conditional Use Permit Chapter of this Ordinance.
- (3) The application shall further be accompanied by five (5) copies of a site plan which shall be drawn at a scale of not less than fifty (50) feet to the inch, and shall be clear and precise. If necessary, the site plan can consist of more than one (1) drawing. The site plan shall contain, but not necessarily be limited to, the following:
 - (A) Name of the owner and operator, with address and phone numbers; and the name of the proposed recreational vehicle park.
 - (B) Legal description of the subject tract of land.
 - (C) Name, address and phone number of the person or firm preparing the site plan.
 - (D) Scale of the drawing and north arrow.
 - (E) The area and dimensions of the tract of land.
 - (F) Boundary Survey
 - (G) The number, size and location of all recreational vehicle spaces.
 - (H) The number, location and size of all off-street parking spaces.
 - (I) The location and width of all streets and walkways.
 - (J) The location of service buildings, management offices, sanitary stations, recreation areas, and any other proposed facilities or structures.
 - (K) Location of all utility easements such as, but not limited to: size of water connections and material specifications, size of sewer connections and material specifications, fire hydrant numbers and placement requirements, structural asphalt requirements, turning radii, security, lighting requirements (roadways walks), pavement details and material specifications and fuel container locations, specifications (limits).
 - (L) Specifications, plan and profile of the water supply, sewage disposal, electrical supply, and refuse collection systems.
 - (M) Drainage plan and storm water containment calculations (may be submitted on a separate drawing).
 - (N) Landscaping plan (may be submitted on a separate drawing).
 - (O) Topography at a two (2) foot contour interval unless specifically waived by the City Engineer.

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- (P) A vicinity map indicating the names and locations of all streets within at least a quarter mile radius of the subject area.
 - (Q) Signage.
 - (R) Solid fencing, berming and landscape screening.
- (4) Conditional Use Permit Review. Once a complete application has been received by the City, the Community Development Department will schedule a hearing before the Planning Commission. The application will then continue through the standard Conditional Use permit process until a Conditional Use permit is approved or denied.

SECTION II: CONFLICT. To the extent of any conflict between this ordinance and any other North Logan City ordinance(s) or regulation(s), the provisions of this Ordinance shall be controlling.

SECTION III: SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION IV: EFFECTIVE DATE. This ordinance shall become effective upon its passage and upon proper posting. Following its passage a copy of the Ordinance shall be posted as required by law.

ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 6th day of April, 2011.

North Logan City Corp.

ATTEST:

By: _____
Lloyd Berentzen, Mayor

Scott Bennett, City Recorder

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CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 11th day of April, 2011, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 11-03 in a likely manner, a copy of which is hereto attached, in each of three public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Department, 2005 North 1200 East

WITNESS my hand this 11th day of April, 2011.

Scott Bennett, City Recorder