

LEVAN TOWN
ORDINANCE 16.26.110

RV ORDINANCE REVISIONS

PROVISIONS APPLYING TO RECREATIONAL VEHICLES AND RECREATIONAL
VEHICLE PARKS

WHEREAS, from time to time it becomes necessary to update and clarify an ordinance to make it in keeping with the current position of the town council and needs of the town residents;

WHEREAS, this is the case with the ordinance pertaining to the provisions applying to recreational vehicles and recreational vehicle parks;

NOW THEREFORE, be it ordained by the Council of Levan Town, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “16.26.110 PROVISIONS APPLYING TO RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE PARKS” of the Levan Municipal Code is hereby *amended* as follows:

A M E N D M E N T

16.26.110 PROVISIONS APPLYING TO RECREATIONAL VEHICLES AND RECREATIONAL
VEHICLE PARKS

A. RECREATION VEHICLE LOCATION AND USE

1. A RECREATIONAL VEHICLE (RV) as defined in 16.04 may be used or occupied only on a temporary basis with the following provisions:~~No recreational vehicle as herein defined shall be located, placed, used, or occupied, for any use or reason for any period of time even for temporary or overnight use, in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein:~~
 - a. The RV must be placed in such a way as to not block clear view triangles on corners and driveways, or other locations that would create a safety issue.
 - b. The RV may be safely connected to electricity and culinary water. The sewer connection may be made to a regular RV dump system approved by the County Department of Health.
 - c. The time limit of occupancy is not to exceed 14 days in a 90 day period. Longer occupancy must be approved by the Planning Commission and will require a Conditional Use Permit.
 - d. The RV owner assumes all liability if the RV is parked on any public street or right-of-way.

e. If the RV is owned by anyone other than the owner of the property where it is parked, the RV owner and occupants must have the permission of the property owner and must not be charged any fees.

2. OCCUPANCY DURING CONSTRUCTION. The Planning Commission may approve a Conditional Use Permit For Temporary Dwelling for the land owner to occupy a recreational vehicle during construction of a new home on the same property, or in case of a disaster which makes the primary home unlivable with the following conditions:

a. Occupancy is not to exceed twelve (12) months in conjunction with a current Building Permit.

b. Utility connections must be approved by the Town Building Inspector.

c. Reasonable progress must be made on construction/repairs of the primary residence to minimize occupancy time of the RV.

B. RECREATIONAL VEHICLE STORAGE. Recreational vehicles may be stored anywhere within the town in accordance with the following provisions:

~~1. One such r~~Recreational vehicle may be placed, kept, or maintained wholly within a structure lawfully existing on the premises; or

~~2. One such r~~Recreational vehicle, ~~not over thirty-two feet (32) in length,~~ may be placed or stored on a lot provided that ~~it~~they shall not be located in any clear view triangle of corners and driveways, or other locations that would create a safety issue.~~front or side yard and provided further that no part of any such recreational vehicle shall be kept closer than five feet (5) to any residence.~~

~~3. Notwithstanding any provisions contained herein, a recreational vehicle may be located anywhere on the lot, except in a clear vision zone of a corner lot, for a temporary period not to exceed twenty-four (24) hours for loading and unloading of said recreational vehicle.~~

~~4. Recreational vehicles stored according to the provisions of this section shall not be used or occupied for any use or reason for any period of time even temporarily or overnight.~~

C. RECREATIONAL VEHICLE SALES LOT

1. Recreational vehicles may be stored, displayed, sold, and serviced in a sales lot.

2. With the exception of ~~use~~ as displays on said sales lot, such recreational vehicles shall not be used or occupied for any use or reason, for any period of time even temporarily or overnight, including, but not limited to, use as business or office space.

D. RECREATIONAL VEHICLE PARKS

1. Recreational vehicle parks shall generally be located:

a. Adjacent to or in close proximity to a major traffic artery or highway;

b. Near adequate shopping facilities.

2. No space or spaces in a recreational vehicle park shall be used by one individual vehicle for more than ~~thirty (30) consecutive days, nor shall such space or spaces by rented or leased to anyone individual for more than thirty (30) cumulative days in any ninety (90) day period~~one (1) year. However, ~~with the approval of the Planning & Zoning Board~~ one space may be designated for and occupied by a permanent manager ~~with this thirty (30) day limitation~~.

- E. **RECREATIONAL VEHICLES IN MOBILE HOME PARKS.** Recreational Vehicles may be accommodated in an approved and licensed mobile home park, provided that:
1. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.
 2. The recreational vehicle use area shall have direct access to a collector or arterial street shown on the Transportation and Circulation Map of Levan Town.
 3. Separate ingress and egress shall be provided for recreational vehicles when required by the Planning ~~& Zoning Board~~ Commission.
 4. The Planning ~~& Zoning Board~~ Commission recommends approval.
- F. Any other uses or occupancy of recreational vehicles is prohibited.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.


SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from October 10, 2018 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE LEVAN TOWN COUNCIL OCTOBER 10, 2018.


	AYE	NAY	ABSENT	ABSTAIN
Corey Christensen, Mayor	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Ray Evans, Councilmember	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Clifford C. Christensen, Councilmember	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Bruce Rowley, Councilmember	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Brett S. Hone, Councilmember	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Corey Christensen, Mayor, Levan
Town



Elizabeth Hone, Town Clerk Levan
Town



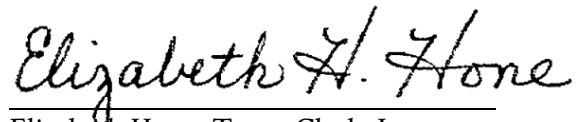
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code §10-3-711, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

- 1) *Levan Town Hall*
- 2) *Levan Town Post Office*
- 3) *Country Junction*

on the above referenced dates.

Attest

A handwritten signature in cursive script that reads "Elizabeth H. Hone". The signature is written in black ink and is positioned above a horizontal line.

Elizabeth Hone, Town Clerk, Levan
Town