

**CITY OF MILFORD
ORDINANCE 01-2024**

RECREATIONAL VEHICLE PARK

WHEREAS, the Planning Commission determined it necessary to review this ordinance and make changes to the regulation requirements and locations of recreational vehicle parks.

WHEREAS, the Planning Commission has made a positive recommendation for the code amendments below which will encourage positive governance of recreation vehicle parks, and

WHEREAS, the City Council had determined that it is in the best interest of Milford City to approve the recommended code amendments.

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

SECTION 1: **REPEAL** “13.28.020 Regulations And Standards” of the Milford Municipal Code is hereby *repealed* as follows:

REPEAL

~~13.28.020 Regulations And Standards (Repealed)~~

~~Recreational vehicle and travel trailer parks shall be permitted exclusively in the RM district. The required land use designation shall be MHPD (Manufactured Home Planned Development). The following regulations and standards shall supplement development standards enumerated for RM zoned property. When conflicting, the standards imposing the more stringent requirement shall prevail. These supplemental development standards shall apply not only to new development or conversions subsequent to the adoption of this title, but to existing development that may wish to expand or modify its operations:~~

- ~~1. Minimum site size shall be one acres.~~
- ~~2. Density shall not exceed 12 spaces per gross acre.~~
- ~~3. Park Models and other permanent or semi-permanent residential units shall be prohibited, except that one permanent residential structure may be permitted as a caretakers residence.~~
- ~~4. Interior streets shall be a minimum of 24 feet wide. Rolled curbs may be permitted.~~
- ~~5. Site obscuring walls shall be required around the perimeter of all projects. The minimum height shall be eight feet when measured from the interior grade and six feet when measured from the exterior grade.~~
- ~~6. A minimum of 75 percent of the spaces shall be installed with sewer, water and~~

electricity.

- ~~7. A minimum of 25 percent of the site shall be maintained as common landscaped open space such as golf courses, tennis courts, and trails, but not to include recreation rooms, laundry rooms, offices, restrooms or other common structures or buildings.~~
- ~~8. Each space shall be improved with concrete or other acceptable hard surface.~~
- ~~9. Design review shall be required for all structures, landscaping, screening, street layout, recreational facilities, etc.~~

SECTION 2: **REPEAL** “13.28.030 Applicable Regulations” of the Milford Municipal Code is hereby *repealed* as follows:

REPEAL

~~13.28.030 Applicable Regulations (Repealed)~~

~~13.32.010 through 13.32.080 – Vehicular Parking, Loading and Maneuvering Areas 13.33.010 through 13.33.030 – Landscaping 13.34.010 through 13.34.060 – Yards and Setbacks 13.35.010 through 13.35.100 – Design Review and Site Plan Review 13.42.010 through 13.42.080 – Combining Overlay District~~

SECTION 3: **AMENDMENT** “13.28 Recreational Vehicle Parks” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.28 Recreational Vehicle Parks

SECTION 4: **AMENDMENT** “13.28.010 Intent And Purpose” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.28.010 Intent And Purpose

The purpose of this ~~subtitle~~ chapter is to permit the 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 title, to protect the 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 park uses. ~~establish regulations and standards that enhance compatibility of recreational vehicle and travel trailer parks with activities in adjacent zones and afford protection to abutting residential property.~~

SECTION 5: **ADOPTION** “13.28.020 Definitions” of the Milford Municipal Code is hereby *added* as follows:

ADOPTION

13.28.020 Definitions(*Added*)

1. Recreational Vehicle (RV) means a vehicle, such as a travel trailer, tent, camp car, or other vehicle with or without motive power, designed and/or constructed to travel on public thoroughfare in accordance with the provisions of the Utah Vehicle Code, and designed for use and human habitation for a temporary and recreational nature.
2. Service Building means a building or room that houses toilets, lavatories, and bathing facilities for the use of park occupants.

SECTION 6: **ADOPTION** “13.28.030 Location And Use” of the Milford Municipal Code is hereby *added* as follows:

ADOPTION

13.28.030 Location And Use(*Added*)

1. No recreational vehicle defined in this chapter shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks.
2. Recreational Vehicle Park shall be permitted in the following districts:
 - a. Main Street Commercial (MSC)
 - b. Highway Commercial (HC)
 - c. MR-30
3. Recreational Vehicle Parks shall be generally located:
 - a. In close proximity to a major traffic highway:
 - b. Near adequate shopping facilities.

SECTION 7: ADOPTION “13.28.040 Development Requirements” of the Milford Municipal Code is hereby *added* as follows:

ADOPTION

13.28.040 Development Requirements(*Added*)

1. Park Area Requirements: A minimum of six (6) spaces.
 - a. A minimum of half the proposed spots must be completed and ready for occupancy before the first occupancy is permitted.
2. Street Standards: All streets located within the park shall conform to the following:
 - a. All roads shall be improved with gravel and kept weed free. Developers can choose if they want to install a hard surface road with concrete or asphalt.
 - b. Street widths shall be a minimum of twenty feet.
 - c. All streets within the park shall be fully maintained by the owner including but not limited to snow removal, maintenance, etc.
3. Sidewalk, Curb, and Gutter: Sidewalk, curb, and gutter shall be installed around the parks perimeter where it abuts city streets.
4. Lighting: Adequate lighting shall be installed to illuminate streets and walkways for safe movement of pedestrians and vehicles. All lighting within the park shall be downward lighting and limited to the park area.
5. Utility Requirements: All spots in the RV park shall be serviced by water, sewer, and power.
 - a. Designated Tent Sites are exempt from water, sewer, and power hookups.
6. Service Building: A service building is required if the park is designed with dedicated tent sites.
7. Setbacks:
 - a. Side Setback: Ten feet minimum from adjacent property, unless adjacent to public street then twenty feet.
 - b. Front Setback: Twenty feet minimum from public street.
 - c. Rear Setback: Ten feet minimum from adjacent property, unless adjacent to public street then twenty feet.
8. Space Area Requirements: Spaces are not required to be a hard surface but should be gravel type material and kept weed free.
 - a. Trailer Spaces must be a minimum of 1,000 sq ft.
 - b. Tent Spaces must be a minimum of 500 sq ft.
9. Space Width Requirements: Minimum of Twenty Feet.
10. Parking Requirements: Parking shall be provided for one additional automobile for each RV Space.
11. Trash Receptacles: Each site shall have a garbage receptacle that is secured. A dumpster shall be onsite and shall be screened off.

SECTION 8: ADOPTION “13.28.050 Application Procedures” of the Milford Municipal Code is hereby *added* as follows:

ADOPTION

13.28.050 Application Procedures(*Added*)

1. An overall site plan for the development of a recreational vehicle park shall be submitted to the planning commission for review. The plan shall show the following:
 - a. The topography of the site;
 - b. Proposed layout of the entire park showing streets, spots, service building, dumpster area, etc.
 - c. Generalized landscaping and utility plan, including the location of water, sewer, power, and fire hydrant.
 - d. Any other data the planning commission may require.
2. A copy of the Recreational Vehicle Park rules including but not limited to the number of nights allowed, animals, etc.
3. An application recommended for approval by the planning commission shall be submitted to the Milford City Council for final approval.
 - a. As a condition of approval, the developer shall agree to pay all fees applicable for development such as, but not limited to; impact fees, water connection fees etc.
 - i. Impact fees will be classified as business/commercial. The usage tier will be determined as follows:
 - (1) 6-8 Recreational Spots=11,000 to 22,000 Gallons Per Month
 - (2) 9+ Recreational Spots=22,000 Gallons Per Month

SECTION 9: AMENDMENT “13.14.040 Uses Permitted Subject To A Planned Development” of the Milford Municipal Code is hereby *amended* as follows:

AMENDMENT

13.14.040 Uses Permitted Subject To A Planned Development

- ~~1. Recreational vehicle and travel trailer parks subject to the provisions of 13.28.010 through 13.28.040;~~
2. Manufactured home parks subject to the provisions of 13.29.010 through 13.29.030.

(Ord. Ordinance 8-2008, Amended, 06/18/2008)

SECTION 10: **ADOPTION** "13.28.060 Enforcement" of the Milford Municipal Code is hereby *added* as follows:

ADOPTION

13.28.060 Enforcement(*Added*)

Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who establishes or uses any park in violation of any detailed plan submitted and approved under the provisions of this ordinance shall be guilty of a Class B Misdemeanor and, upon conviction thereof, shall be subject to punishment as provided by law.


SECTION 11: **EFFECTIVE DATE** This Ordinance shall be in full force and effect after the required approval from the Milford City Council and after notice of the ordinance has been published as required by law.

PASSED AND ADOPTED BY THE CITY OF MILFORD COUNCIL
January 10 2024


	AYE	NAY	ABSENT	ABSTAIN
Russell Smith	<u>✓</u>	_____	_____	_____
Les Whitney	<u>✓</u>	_____	_____	_____
Scott Symond	_____	_____	<u>✓</u>	_____
Ian Spaulding	<u>✓</u>	_____	_____	_____
Terry Wiseman	<u>✓</u>	_____	_____	_____

Presiding Officer

Attest



 Nolan Davis, Mayor, City of Milford



 Monica D. Seifers, City Recorder,
 City of Milford