

**CITY OF MILFORD  
ORDINANCE 02-2025**

**AMENDMENTS TO THE RECREATIONAL VEHICLE PARK AND SHORT-TERM  
RENTAL ORDINANCE**

**WHEREAS**, the Planning Commission has thoroughly reviewed and carefully considered the proposed amendments to this ordinance; and

**WHEREAS**, the Planning Commission recognizes the need to allow for the inclusion of cabin sites within recreational vehicle (RV) parks, reflecting the evolving needs of the Milford Community; and

**WHEREAS**, the Planning Commission has evaluated the current regulations regarding the number of short-term rentals permitted in specific locations and determined that amendments are necessary to better align with community goals and standards.

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

**SECTION 1:**        **AMENDMENT** “13.28.020 Definitions” of the Milford Municipal Code is hereby *amended* as follows:

**BEFORE AMENDMENT**

13.28.020 Definitions

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.

**AFTER AMENDMENT**

13.28.020 Definitions

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.

3. Cabin: A living space equipped with a sleeping area, kitchen area and full bathroom. The cabin must be constructed in compliance with all building codes, be a minimum of 150 square feet but no more than 400 square feet, and be connected to water, sewer and electricity. No more than 20% of proposed RV Spots shall be cabins with a maximum number of cabins not to exceed (20) twenty.

**SECTION 2:**        **AMENDMENT** “13.28.030 Location And Use” of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.28.030 Location And Use

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.

AFTER AMENDMENT

13.28.030 Location And Use

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 Parks are considered a Short-Term Rental and shall not allow stays longer than 30 consecutive days.
  - a. All requirements in Title 13.48 shall be followed.
3. Recreational Vehicle Park shall be considered a conditional use ~~permitted~~ in the following districts:
  - a. Main Street Commercial (MSC)
  - b. Highway Commercial (HC)
  - c. MR-30
4. Recreational Vehicle Parks shall be generally located:
  - a. In close proximity to a major traffic highway;
  - b. Near adequate shopping facilities.

**SECTION 3: AMENDMENT “13.28.040 Development Requirements” of the Milford Municipal Code is hereby *amended* as follows:**

### BEFORE AMENDMENT

#### 13.28.040 Development Requirements

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 from public street.
  - c. Rear Setback: Ten feet property, unless adjacent to public street then twenty feet
  - d. Space Area Requirements: Spaces are not required to be a hard surface but should be gravel type material and kept weed free.
    - i. Trailer Spaces must be a minimum of 1,000 sq ft.
    - ii. Tent Spaces must be a minimum of 500 sq ft.
  - d. Space Width Requirements: Minimum of Twenty Feet.
  - e. Parking Requirements: Parking shall be provided for one additional automobile for each RV Space.
  - f. Trash Receptacles: Each site shall have a garbage receptacle that is secured. A dumpster shall be onsite and shall be screened off.

### AFTER AMENDMENT

#### 13.28.040 Development Requirements

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 from public street.
  - c. Rear Setback: Ten feet 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~~1,200 sq ft.
  - b. Tent Spaces must be a minimum of 500 sq ft.
  - c. Cabin Sites must be a minimum of 1,600 sq ft.
9. Space Width Requirements: Minimum of Twenty Feet.
10. Parking Space Requirements: ~~Parking shall be provided for one additional automobile for each RV Space.~~ All recreation vehicle (RV) sites, tent sites, and cabin sites shall be developed to allow sufficient space for the parking of at least one automobile.
  - a. The designated parking area shall be located within or immediately adjacent to the assigned site.
11. Trash Receptacles: Each site shall have a garbage receptacle that is secured. A dumpster shall be onsite and shall be screened off.

**SECTION 4:**            **ADOPTION** “13.28.055 Prohibitions” of the Milford Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

13.28.055 Prohibitions (Non-existent)

AFTER ADOPTION

13.28.055 Prohibitions(Added)

The following are prohibited in Recreational Vehicle Parks:

1. Storage of personal property;
2. Removal of axles, wheels, or tires from a Recreation Vehicle;
3. Parking Recreational Vehicles in an area that is not a designated for that use.

**SECTION 5:**AMENDMENT “13.48.030 Location And Limitations” of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.48.030 Location And Limitations

1. Residents of Milford City may not fully or partially own more than two (2) STR's.
2. Non-Residents may not fully or partially own more than one (1) STR.
3. The number of Short-Term Rentals are allowed in the following subdivisions: (If the number of STR's are at capacity the applicant will be put on a waiting list)
  - a. Apartments will count as one (1) STR.
  - b. The Main Street Commercial District will not have a limit on STR's and will not count against the number allowed in the subdivision in which they are located in.

Subdivision	STR's Allowed	Subdivision	STR's Allowed
Horn Silver	2	Horn Silver Unit 1	1
Mountain View Estates	2	Milford Heights	8
Granite View Estates	8	Iron Wood 1 & 2	2
North Milford Mannor	1	Sunnyside	1
Lewis Addition	8	Sunnyside Unit 1	2
Plat B Milford Townsite	5	Silver Sage	1
North Milford Latey & Williams	5	Main Street Commercial District	No Limit

AFTER AMENDMENT

13.48.030 Location And Limitations

1. Residents of Milford City may not fully or partially own more than two (2) STR's.
2. Non-Residents may not fully or partially own more than one (1) STR.
3. The number of Short-Term Rentals are allowed in the following subdivisions listed in the table below: (If the number of STR's are at capacity the applicant will be put on a waiting list)
  - a. Apartments will count as one (1) STR.
  - b. The Highway Commercial District and Main Street Commercial District will not have a limit on STR's and will not count against the number allowed in the subdivision in which they are located in.
  - c. If the property is not located in a subdivision, one (1) STR shall be allowed.

Subdivision	STR's Allowed	Subdivision	STR's Allowed
Horn Silver	2	Horn Silver Unit 1	1
Mountain View Estates	2	Milford Heights	8
Granite View Estates	8	Iron Wood 1 & 2	2
North Milford Mannor	1	Sunnyside	1
Lewis Addition	8	Sunnyside Unit 1	2
Plat B Milford Townsite	5	Silver Sage	1
North Milford Latey & Williams	5	Main Street Commercial District/ <u>Highway Commercial</u>	No Limit

**SECTION 6:            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

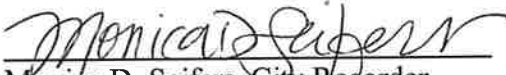
March 18 2025

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

Presiding Officer

  
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Nolan Davis, Mayor, City of Milford

Attest

  
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Monica D. Seifers, City Recorder,  
City of Milford