

**ORDINANCE NO. 2023-01-02**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 15, CHAPTER 56, OF THE RECREATIONAL COACHES, RECREATIONAL VEHICLES AND RECREATIONAL COACH PARK PERMITTING LONGER STAYS, REGULATIONS AND MANAGEMENT OF PARK**

**WHEREAS** Parowan City is a municipal corporation which has an interest in providing for the proper management and regulation of land uses within City limits; and

**WHEREAS** Parowan City has researched and reviewed the need to amend and update its current Recreational Coaches, Recreational Vehicles and Recreational Coach Park Ordinance to provide for more opportunities and allowances for recreational coach parks to provide temporary stays, and the City Council has determined that such modifications are in the best interest of Parowan City; and

**WHEREAS** Parowan City desires to permit the construction of recreational parks which are safe, sanitary and constructed in a manner which will accommodate a vehicular unit which is either self-propelled or is mounted on or pulled by another vehicle, including but not limited to a: travel trailer, camp trailer, folding tent trailer, truck camper, or motor home; and

**WHEREAS** Parowan City deems it in the best interest of the City to modify and amend Chapter 15, to permit longer stays provided said recreational coaches are not permanent and do not remain in the park for extended periods of time, and to assure further that the Utah Department of Health safety and well-fare guidelines; and

**WHEREAS** the basis of the ordinance amendment is to encourage positive business atmosphere, promote aesthetically pleasing and compatible RV parks which compliments the integrity of the City, its goals and policies, and provides for consistent and fair application and enforcement of the regulations pertaining to the design and construction of RV parks while assuring they do not burden neighboring properties; and

**WHEREAS**, the City did publish on the City's website and posting the proposed ordinance; and

**WHEREAS**, the City opened the meeting for verbal comments from the Community and Council; and

**WHEREAS**, notice of a public hearing regarding the adoption of this ordinance was properly published.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of Parowan City, Parowan County, State of Utah, that Title 15, Chapter 56, specified sections as set forth hereafter are amended as follows:

**15.56.010 Purpose**

The purpose of this ordinance is:

- A. to regulate the use of recreational vehicles (RVs) outside of RV parks;
- B. to permit development of facilities for RVs in appropriate districts;
- C. to require that RV accommodations will be of such character as to promote the objectives and purposes of this Ordinance; and
- D. to regulate RV parks to ensure the development, maintenance and expansion of well-planned parks is developed to protect the security, safety, and integrity of the RV park and surrounding property.
- E. Any RV park developed shall be constructed, operated and maintained in accordance with Utah Administrative Code R392-301, as thereafter amended.

**15.56.020 Definitions**

1. Recreational Vehicle, (RV): means a vehicular unit, other than a mobile home, designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including: travel trailer, camp trailer, folding tent trailer, truck camper, or motor home.
2. Recreational Vehicle Park, (RV Park): means any site, tract or parcel of land on which facilities have been or will be developed to provide temporary living quarters for two or more recreational vehicles. Such a park may be developed or owned by a private, public or nonprofit organization catering to the general public or restricted to the organization or institutional members and their guests only.
3. Service Building: means a building or room housing toilet, lavatory and bathing facilities, and such other facilities as may be required for the use of recreational vehicle park occupants.
4. Transient: means a person or persons passing through or by a place with only a brief stay or sojourn. For this Chapter, this is interpreted as 29 days or less.

### **15.56.30 Application**

- A. This ordinance applies as follows to RVs maintained for personal and immediate family use which are located on property which is owned or occupied by the person which owns the RV:
  1. Occupied RVs shall not be permitted in Parowan, Utah, except under the following conditions:
    - a. When located in an approved RV park, or
    - b. When temporarily located on a lot while a main building is being constructed thereon, but not for more than one (1) year:
      - (1). A validly issued, unexpired and unrevoked building permit is required
      - (2). Applicants for a building permit shall submit a site plan, proof of proper sewage treatment or containment option, an approved culinary water source, and a 'cabin equivalent' solid waste service for the RV.
- B. This ordinance applies to any tract of land developed for the purpose of locating two or more RVs for temporary leased lodging of a transient nature.

### **15.56.031 Location And Use**

The location and use of any RV park shall be as follows:

- A. RV parks shall be generally located adjacent to or in close proximity to a major traffic artery or highway.
- B. RVs may be accommodated in an approved and licensed mobile home park, provided that:
  1. The RV park portion of the development is separated by barriers, screens, or otherwise from the area of the mobile homes.
  2. The RV use area shall have direct access to a collector or arterial street.
  3. Separate ingress and egress shall be provided for RVs when required by the Planning Commission.
  4. No RV shall be permanently affixed or attached to the park, or otherwise permanently located in any RV park, nor shall any construction be established to either temporarily or permanently locate an RV on any RV park, unless such RV park is also constructed in accordance with a mobile home park, and the RV is located in the mobile home park development.
- C. For purposes of commercial sales and service, the following shall not be considered an RV Park.
  1. the parking of any RV which is being stored but not used for either permanent or temporary living quarters.
  2. the parking of any RV which is being displayed, sold and/or serviced but not used for living quarters in a sales lot in any commercial or highway zone when such display, sale or service is in a permitted use or allowed by a conditional use.

### **15.56.040 Service Buildings**

Service Buildings may be constructed for the purpose of providing ancillary services to any RV patron.

### **15.56.050 Recreational Vehicle Park Development And Sanitary Standards**

A RV park may not be constructed unless the concept and development is first approved as set forth in PCMC 15.56.060 and a conditional use permit is approved and recorded for the RV park. In addition to compliance with all requirements established in Utah Administrative Code R392-301, as amended, the RV park shall be constructed with a minimum of the following specifications:

- A. **Park Area Requirements:** 2.5 acre minimum and at least sixteen (16) spaces.
- B. **Space Area and Width Requirements:** No RV park shall have a density greater than 20 units per acre and shall be spaced a minimum of 20 feet between each space.
- C. **Drainage and Stormwater:** The RV park shall be constructed so as to contain all stormwater drainage as required by Parowan City engineers and stormwater plans.
- D. **Park Setback Requirements:** Each recreational vehicle shall have the following clearances:
  - 1. **Side Setback:** 15 minimum from adjacent property, unless adjacent to public street, then 25 feet.
  - 2. **Front Setback:** 25 feet minimum from a public street
  - 3. **Rear Setback:** 15 feet minimum from adjacent property, unless adjacent to public street, then 25 feet;
- E. **Allowed Vehicle Requirements:** Only recreational vehicles as defined herein shall be permitted to be parked within a RV Park unless as installed as a Service Building.
- F. **Parking Requirements:** Parking shall be provided for each RV in the park in addition to one automobile for every three RV spaces. RV parking spaces need not be hard surfaced but should be of a gravel type material and be kept weed free. Each RV shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RVs shall maintain at least ten (10) feet spacing between units.
- G. **Access & Road Requirements:** Each RV Park shall have access roads as follows: For one-way roadways with no parking - 14 feet in width; for two-way roadways with no parking - 24 feet in width; for entrance roadways - 30 feet in width. Access through residential zones is prohibited. All road corners, curvatures and points of use by an RV shall be directly accessible by fire trucks and other emergency vehicles. Additional ingress/egress routes for emergency access to a public road may be required for RV parks as determined in the best interest and safety of citizens.
- H. **Utility Requirements:** All RV parks shall be served by the public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by the City's Public Works Director. Installation of back-flow valves and dump stations shall be in accordance with the applicable codes. Each RV space shall have its own water supply sufficiently adequate to accommodate the RV.
- I. **Sanitary Facility Requirements:** All RV parks shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced with an adequate catch basin to catch all waste being dumped.
- J. **Electrical Outlet:** Each RV space shall be provided with electrical outlet of appropriate voltage. Said electrical outlet shall be of an approved underground connection.
- K. **Garbage Disposal:** Each RV park owner and/or operator shall make adequate provisions for garbage disposal and shall ensure regular collection.
- L. **Recreational Area Requirements:** Recreational space of not less than five (5) percent of the total area of the RV park shall be provided. Recreational space does not include park streets, parking areas, driveways, or the outdoor living space on each RV space.
- M. **Outdoor Living Space:** Each RV parking space shall provide an outdoor living space. The outdoor living space shall be a minimum of 144 square feet.
- N. **Screening:** Each RV park shall be adequately screened using walls, permanent solid fences and/or hedges of at least six feet in height from other surrounding property, to limit noise and trespassing.
- O. **Lighting:** Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles. All lighting within the RV park shall be downward lighting and such illumination shall be reasonably limited to the RV park area.

- P. **Fire Pits:** All open flame fires shall be limited to designated areas where pits or bases are constructed of a non-combustible material. Vegetation and other combustible materials shall be kept a safe distance from the pit. All open flame fire pits shall be covered.

**15.56.060 Application Procedures**

- A. An overall plan for development of a RV park shall be submitted to the Parowan City Planning Commission for review. The plan shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:
1. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.
  2. The proposed street and RV space pad layout.
  3. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of an area to be devoted to parks, playgrounds and open space, the number of RV spaces, and total area to be developed.
  4. Propose location, number, and design of parking spaces.
  5. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines, and fire hydrants.
- B. The applicant for approval of plans for a RV park shall pay to the City of Parowan at the time of application an inspection and review fee, in addition to all other required fees. The inspection and review fee shall be as established by the Parowan City Council.
- C. Applications for approval shall be in writing, submitted to the Parowan City Planning Commission at its regular meeting and shall be recommended for approval or disapproval to the Parowan City Council within thirty (30) days, unless an extension of time is approved by the Parowan City Planning Commission. An application recommended for approval or disapproval by the Parowan City Planning Commission shall be submitted to the Parowan City Council, which decision must be made in writing within fifteen (15) days after recommendation is submitted by the Parowan City Planning Commission to the Parowan City Council.

**15.56.070 Enforcement**

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 statement of plan submitted by him and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by law.

**THIS ORDINANCE SHALL BECOME EFFICTIVE IMMEDIATELY UPON PASSAGE AND POSTING.**

**AMENDED AND PASSED** by the City Council and Mayor of the City Parowan, Iron County, State of Utah, this 26<sup>th</sup> day of January, 2023.



Mollie Halterman, Mayor

ATTEST:



Callie Bassett, CMC,  
City Recorder



Voting on Next Page

**VOTE:**

**AYE**

**NAY**

**ABSTAIN**

**ABSENT**

Councilmember David Burton

Councilmember Sharon Downey

Councilmember Matthew Gale

Councilmember James W. Shurtleff

Councilmember Rochell Topham