

ORDINANCE NO. 2016-06-02
AN ORDINANCE AMENDING TITLE 15, CHAPTER 56, OF THE
PAROWAN CITY ORDINANCES

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 Vehicle Park Ordinance to bring it in compliance with current state requirements and limitations, 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: 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 14, to comply 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 parts; 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 HEREBY RESOLVED by the City Council of Parowan City, Iron County, State of Utah, that Title 15, Chapter 56, is hereby modified as follows:

14-1. Purpose:

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational coach accommodations will be of such character as to promote the objectives and purposes of this Ordinance. It is to regulate recreational vehicle parks to insure the development, maintenance and expansion of well-planned parks are developed to protect the security, safety, and integrity of the Recreational Vehicle Park and surrounding property. Any park developed for Recreational Vehicles shall be constructed, operated and maintained in accordance with Utah Administrative Code R392-301, as thereafter amended.

14-2. 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 non-profit 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.

14-3. Application, Location and Use. This ordinance applies to any tract of land developed for the purpose of locating two or more recreational vehicles for temporary leased lodging not to exceed 14 days. It shall not include RV's maintained for personal and immediate family use which are located on property which is owned or occupied by the person which owns the RV. The location and use of any RV park shall be as follows:

- (1) No recreational coach as herein defined shall be located, placed, used, or occupied for permanent residential purposes in any district except within approved and licensed recreational coach parks and except as otherwise provided herein.
- (2) Recreational coach parks shall be generally located adjacent to or in close proximity to a major traffic artery or highway.
- (3) Recreational coaches may be accommodated in an approved and licensed mobile home park, provided that:
 - A. The recreational coach park portion of the development is separated by barriers, screens, or otherwise from the area of the mobile homes.
 - B. The recreational coach use area shall have direct access to a collector or arterial street.
 - C. Separate ingress and egress shall be provided for recreational coaches when required by the Planning Commission.
- (4) For purposes of commercial sales and service, the following shall not be considered an RV Park.

A. the parking of any RV which is being stored but not used for either permanent or temporary living quarters.

B. 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.

14-4. Service Buildings. 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. Service Buildings may be constructed for the purpose of providing ancillary services to any RV patron.

14-5. 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 14.6 hereafter. In addition 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 insure 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.

14-6. Application Procedures.

(1) An overall plan for development of a recreational coach 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:

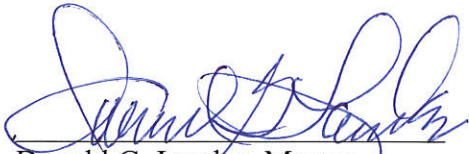
- A. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.
- B. The proposed street and trailer or coach space pad layout.
- C. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of an area to be devoted to parks, playgrounds and open space, the number of trailer spaces, and total area to be developed.
- D. Propose location, number, and design of parking spaces.
- E. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines, and fire hydrants.

(2) The applicant for approval of plans for a mobile home park or mobile home subdivision 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.

(3) 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.

14-7. 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 a Class B Misdemeanor and, upon conviction thereof, shall be subject to punishment as provided by law.

Passed and approved by the City Council of Parowan City, Utah this 23 day of June, 2016.


Donald G. Landes, Mayor

Voting:	Aye	Nay	Abstain	Absent
Councilmember Ben Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Steven Thayer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Jay Orton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Alan Adams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Vickie Hicks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attested by:


Callie Bassett, City Recorder

