

Chapter 27

RECREATIONAL VEHICLE PARKS OR CAMP GROUNDS

10-27-010: Conditional Use Approval Required**10-27-020: Minimum Park Area****10-27-030: Property Development Standards****10-27-040: Length of Occupancy****10-27-050: Eating and Cooking Facilities****10-27-060: Wastewater and Trash Disposal and Drinking Water Stations****10-27-010: CONDITIONAL USE APPROVAL REQUIRED**

A Conditional Use Approval for a commercial recreational vehicle (RV) park or campground facility must be issued in accordance with the provisions of this Code and this section. In addition to conditions as may be required upon the issuance of a Conditional Use Approval for a RV park or campground, all RV Parks or campgrounds shall be built to the standards set forth in this Code. RV shall mean recreational camping type vehicles, travel trailers as well as tent trailers or tents if applicable.

10-27-020: MINIMUM PARK AREA

RV parks or camping facilities shall contain at least five (5) acres.

10-27-030: PROPERTY DEVELOPMENT STANDARDS

The following development standards shall apply to RV or camping sites. Plans for the RV Park or Campground and any proposed accessory buildings or structures shall be submitted with the application for Conditional Use Approval. The plans shall be in conformance with the following development standards:

1. Each RV or camping site shall be plainly marked and numbered for identification and shall meet all requirements of this Code.
2. Each RV or camping site shall have an area of not less than one thousand (1,000) square feet.
3. Each site shall have a minimum width of twenty (20) feet. Trailers shall be separated from each other and from other structures by at least ten (10)

feet. Any accessory uses such as slide-outs, attached awnings, or steps, for the purposes of this separation requirement, will be considered to be part of the trailer.

4. Each site shall abut directly upon a park street for a minimum distance of twenty (20) feet. Alignment and gradient shall be properly adapted to topography and provisions shall be made for proper drainage.
5. Not more than one (1) RV shall be placed on a RV site.
6. Each RV site shall provide sufficient parking and maneuvering space so that the parking loading or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the RV parking area.
7. There shall be provided guest parking in each RV or camping park at the ratio of one (1) parking space for each ten (10) RV or camping sites within the park.
8. All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Conditional Use Approval. There shall be at least one (1) tree per camping site.
9. Streets shall be at least twenty-four (24) feet wide. Parking shall not be allowed on park streets. The park streets shall be paved in accordance with City standards and shall provide concrete curb and gutter if applicable according to current standards. Curb and gutter may be of a "roll" type to provide convenient access to trailer sites.
10. A central recreation area shall be established in all RV parks which shall be easily accessible from all trailer sites. The size of such recreation areas shall be not less than ten (10) percent of the gross site area of all RV spaces, or three thousand (3,000) square feet, whichever is greater.
11. RV or camping parks may have one (1) or more laundry rooms.
12. Restrooms, including toilets, showers, and lavatories, shall be provided within a RV or camping park to conveniently and adequately serve said park.
13. All utility distribution facilities, including television antenna service lines serving individual RV sites, shall be placed underground. The owner is responsible for complying with the requirements of this section, and shall make the necessary arrangements with each of the public serving utilities

for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground. All RV sites must be served with water and electricity. Tent only campgrounds shall only be serviced with water to each site or group of sites. Natural gas hookups shall not be provided to individual RV or camping sites.

14. There shall be no open storage of personal belongings within a RV or camping site, nor shall an accessory building, shed, or cabinet be placed upon or erected upon an individual RV or camping site for the storage of materials or personal belongings.
15. All fuel tanks maintained within a RV site must be mounted securely upon or attached to the RV or recreation vehicle which they serve. No such tanks shall be larger than fifty (50) gallon capacity.
16. Any skirting surrounding the open space beneath a RV or other recreation vehicle shall be of the same basic material as the exterior skin of the vehicle and shall have the same color(s) as that of the skin of the vehicle, or complimentary color(s) thereto.
17. There shall be no removal of axles, wheels or tires from a RV or other vehicle located within a RV or camping park, except for emergency or temporary removal to accomplish repairs.
18. There shall be no separate mail boxes, separate street address designations, or other similar accessories which would give the appearance of "permanence" to occupants of a RV site.

10-27-040: LENGTH OF OCCUPANCY

No RV or camping site located within a park established under these provisions shall be occupied more than thirty (30) consecutive days by the same user, except for the RV park manager.

10-27-050: EATING AND COOKING FACILITIES

Each RV or camping site shall be equipped with a picnic table and benches or equivalent, and an outdoor cooking facility which meets the approval of the North Summit Fire District.

10-27-060: WASTEWATER, TRASH DISPOSAL, AND DRINKING WATER STATIONS

Each RV or camping park shall have facilities for disposal from the holding tanks of trailers and similar vehicles which shall be hooked to the City sewer system, or

a wastewater disposal system approved by the City Council and State Health Department. Also, a source of potable water for filling RV, travel trailer or other water tanks shall be required. Proper screened facilities for waste storage, handling and disposal shall also be approved by the Planning Commission.

Chapter 28

Recreational Park Model Trailers

10-28-010: Purpose**10-28-020: Definitions****10-28-030: Installation****10-28-040: Inspection Required****10-28-050: Location****10-28-060: Temporary Dwelling and Occupancy****10-28-070: Temporary Dwelling Permit**

10-28-010: PURPOSE The purpose of this section is the governance of Temporary Dwelling Units, including installation and occupancy.

10-28-020: DEFINITIONS

Temporary Dwelling: a Manufactured mobile unit (other than a mobile home) designed and permitted by its manufacturer as a temporary dwelling for travel, recreational, and vacation use, including recreational vehicles, such as: travel trailers recreational park model trailers, camp trailers, motor homes, truck campers and vans.

A travel trailer shall not require special highway movement permits when towed on public highways, and shall not exceed 8 feet in width or 40 feet in length.

Recreational Park Model Trailer: shall not exceed an area of 400 square feet, and shall follow all standards set forth in ANSI 119.5. The unit must be self contained or attached to a septic system approved by the State Sanitarian.

10-28-030: INSTALLATION

No person or firm shall install a Recreational Park Trailer in the city without complying with the standards adopted herein or prior to obtaining an installation permit from the city. Such permits shall be granted only after proper application by the owner or installer made upon forms provided by the city and the payment of a fee set by the City Council. The following standards will be applied to all installation permit requests:

1. A working smoke detector shall be installed
 - a. Per NFPA 1192 current edition, section 6.3 for recreational vehicles; or
 - b. Per ANSI A119.5 Current Edition Section 3-3 for recreational park trailers;
2. A working carbon monoxide (CO) alarm shall be installed
 - a. Per NFPA 1192 Current Edition, section 6.4.6 for recreational vehicles; or
 - b. Per ANSI A119.5 Current Edition Section 3-5 for recreational park trailers;
3. There shall be egress directly from the sleeping area consisting of a door, or an egress window with a minimum size of 23 x 17
 - a. Per NFPA 1192 2008 Edition, Section 6.2 for recreational vehicles; or
 - b. Per ANSI 119.5 Current Edition Section 3-2 for recreational park trailers;
4. Recreational park model trailer electrical cords' shall be protected within a rigid conduit;
5. The unit shall be connected to the water supply provided within the park, in accordance with the applicable plumbing provisions of the adopted uniform plumbing code, and all applicable fees will be paid;
6. The unit shall be connected to the sanitary sewer system provided within the park, in accordance with the plumbing provisions of the adopted uniform plumbing code, and all applicable fees will be paid;
7. All steps, landings, stairways, decks, and balconies shall meet the requirements of the International Residential Code and shall be independently supported; and

10-28-040: INSPECTION REQUIRED

The city shall inspect the installation of each such recreational park trailer, or recreational vehicle covered by an installation permit to determine that such installation complies with Coalville City standards in regards to the Health Safety and Welfare of future occupants within City Limits, and shall not permit occupancy until such inspection and approval have been given.

10-28-050: LOCATION

Recreational Park Model Trailers are only allowed to operate within a designated recreational vehicle park and campground area.

10-28-060: TEMPORARY DWELLING OCCUPANCY

Recreational Park Model Trailers or Recreational Vehicles shall not be occupied for more than thirty (30) consecutive days by the same user. Recreational Park Model Trailers shall not be used as Primary or Secondary Dwellings.

10-28-070: TEMPORARY DWELLING PERMIT

A property owner shall obtain a building permit, in conjunction with the Conditional Use Permit, to house a Recreational Park Trailer within any R.V. Park. The City of Coalville requires that a site plan be submitted showing the location of the Recreational Park Trailers and any other improvements on the lot. A Certification of Occupancy must be obtained before human habitation of a Recreational Park Trailer may occur.

The City may discontinue the conditional use permits at any time, if the agreed upon conditions are not being followed.

