

Chapter 28

Recreational Park Model Trailers

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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.

