

CHAPTER 12-2300. RECREATIONAL VEHICLE PARK RVP

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12-2301. PURPOSE.

To provide a place for recreational vehicles or travel trailers to stop overnight or for a limited stay, less than 122 days. This is not to be construed as a permanent residence. Exception is for a single space RVP Management living quarters.

12-2302. DEFINITION.

- A. Recreational Vehicle or Travel Trailer. A vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use. The vehicle is less than forty-four (44) feet in length.
- B. Park Model. A recreational vehicle model with less than four hundred (400) square feet, designed as a temporary dwelling for recreation or seasonal living.

12-2303. PERMITTED USES.

- A. Household pets.
- B. Park models.
- C. Recreational vehicles.

~~12-2304. CONDITIONAL USES.~~

- ~~A.~~ D. Park or playground.
- ~~B.~~ E. Private recreational grounds and facilities.
- ~~C.~~ F. Public utilities, essential services.

~~12-2305. ZONING RESTRICTIONS.~~

~~Anything in these ordinances notwithstanding, no recreation vehicle, travel trailer or park model, as herein defined, shall be located, placed, used or occupied in any zone of Enoch City except within approved zones; provided however, that recreational vehicles, travel trailers or park models may be stored, displayed, and sold, but not occupied as living quarters, in commercial and industrial zones. Recreational vehicles or travel trailers may also be stored, but not occupied as living quarters in residential districts.~~

12-23064. RECREATIONAL VEHICLE PARK DEVELOPMENT STANDARDS.

- A. Minimum Size. Each recreational vehicle park shall have a minimum size of two (2) acres.
- B. Access Roads. ~~Each recreational vehicle park shall be provided with a hard surface (concrete or asphalt) road of at least thirty (30) feet wide to serve each recreational vehicle~~

~~space and common areas.~~ Any access road connecting two or more public streets shall be arranged to prohibit through traffic.

- C. Access. Access to all recreational vehicle parks shall be from a dedicated public street at an approved access point or points and the developer shall provide STOP signs at said access point or points. No recreational vehicle space shall have direct vehicular access from a public street. There shall be a minimum of two accesses for each recreational vehicle park that has 80 or more spaces.
- D. Off-Street parking. ~~Hard surfaced p~~Parking spaces shall be provided for the parking of each recreational vehicle located in the recreational vehicle park.
- E. The maximum density for a recreational vehicle park shall not exceed twenty two (22) units per gross acre.
- F. Each recreational vehicle space shall have a minimum width of fifteen (~~22~~15) feet and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.
- G. Minimum yard clearances for a recreational vehicle park:
 - 1. Front or side yard on a public street shall be twenty-five (25) feet.
 - 2. Side yard bordering adjacent property shall be ten (10) feet.
 - 3. Rear yard bordering adjacent property shall be ten (10) feet.
 - 4. A six (6) foot high, ~~solid~~ visual barrier fences or wall, properly related to surrounding topography and the character of the surrounding area, shall be erected on the two sides and rear of a recreational vehicle park ~~when it is located adjacent to any use,~~ except at the point where a public street intersects with an access road, the fence or wall shall only be four (4) feet in height.
- H. There shall be a facility for an on-site manager as well as office space for said manager.

12-23075. RECREATIONAL VEHICLE SANITATION REQUIREMENTS.

- A. There shall be one (1) or more locations within every recreational vehicle park which provides toilet and shower facilities. They shall be convenient of access and shall be located within a 500 foot radius from any recreational vehicle site not provided with an individual sewer connection. If facilities for both males and females are housed within the same structure, they shall be separated and appropriately marked. Please refer to the Uniform Plumbing Code, Mobile Home Parks & Recreational Vehicle Parks for further information on requirements.
- B. Only water from approved sources shall be used. Where an approved public water supply system is available, it shall be used.
- C. An adequate and approved drainage system shall be provided in all recreation vehicle parks for conveying and disposing of all sewage. Where available, parks shall be connected to a public sewer system.
- D. One (1) recreational vehicle waste disposal station shall be provided for each 100 recreational vehicle sites, or part thereof, which are not equipped with individual sewer connections. Each station shall be level, convenient of access from the service road, and shall provide easy ingress and egress for recreational vehicles. All sanitary sewer disposal systems must comply with all requirements under the direction of the Cedar City Wastewater Treatment Facility Pretreatment Programs.
- E. Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground.

12-23086. SITE PLAN APPROVAL.

A conceptual drawing, a preliminary site plan, and a construction drawing ~~and the final plat~~ for the development of the park shall be submitted to the ~~Planning Commission~~ Zoning Administrator for ~~recommendation to the City Council~~ for approval or denial. The ~~final plat~~ construction plans must

be approved by the City Engineer before any building or structure is placed upon or constructed within a recreational vehicle park. ~~This is in accordance with the Subdivision Ordinance of Enoch, Utah.~~

12-23097. TRASH STORAGE.

Containers for trash storage ~~of a size, type and quantity approved by the Enoch City Council~~ shall be provided ~~in locations approved by the Enoch City Council~~. They shall and be placed so as to be concealed from street view, and shall be easily accessible by collection vehicles.

12-23108. SIGNS.

- A. Adequate signs and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.
- B. Signs which identify or advertise the recreational vehicle park may be erected, ~~if approved by the Planning Commission~~ as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said signs shall not be animated or illuminated except by direct non-flashing lights.
- C. Other signs permitted in the Recreational Vehicle Park District shall be limited to the following:
 - 1. One civic sign not to exceed thirty-two (32) square feet in sign area.
 - 2. One real estate sign not to exceed eight (8) square feet in sign area.

12-23119. HOUSEHOLD PETS.

Household pets are allowed. All pets must be kept on a leash at all times. Non-household pets are prohibited.