

19.10.040 Definitions

“Campground or recreational vehicle park” means a development providing facilities for outdoor recreational activities, including structural improvements which may include covered cooking areas, group facilities, self-contained travel trailer/motor home sites, tent sites, restroom and shower facilities, and laundry facilities for the convenience of temporary occupants. This definition includes camping clubs when developed in accordance with applicable state laws and this title.

17.48.030 Tourist Accommodation Conditional uses.

Conditional uses are as follows:

- A. Municipal buildings and facilities;
- B. Places of public or private assembly;
- C. Recreational vehicle park;

17.44.030 Special Use District Conditional Uses

G. Campground or recreation vehicle Park

17.46.040 Special Use District Conditional Uses

H. Campground or recreation vehicle Park

17.56 Conditional Uses**17.56.320 Campground or Recreational vehicle parks.**

- A) Purpose: The city council finds that campground and recreation vehicle parks require regulations to assure compatibility with surrounding land uses, to avoid health and safety hazards, to prevent potential damage to the environment and pressure on public services, and for the general welfare of the citizens of the city; that certain regulations are necessary controlling the development, use, location and operation of campgrounds or recreational vehicle parks
- B) Standards:

(1) No recreational vehicle (RV) shall be used as a permanent place of habitation or dwelling for more than 180 days in any 12-month period. The applicant shall state the number and location of extend stay sites. The Hearing Examiner may reduce the number of days and sites within the 12 month period.

- (2) Any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, ~~or placement of the unit on a foundation~~, is hereby prohibited;
- (3) No built external appurtenances, such as carports, cabanas or patios, may be attached to any recreational vehicle except common recreation vehicle equipment such as an awning while it is in a park;
- (4) No space within a recreational vehicle park shall be rented for any purpose other than recreation or vacation except the Hearing Examiner may approve a limited number of sites for seasonal worker housing not to exceed 180 days in any 12-month period;
- (5) The minimum site area of a park shall be 3 acres with a maximum of 10 acres;
- (6) Design Standards. The purpose of this section is to establish minimum design standards for recreational vehicle parks:
- (a) Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre;
 - (b) Campsite Size. Each individual recreational vehicle site shall be not less than 800 square feet in size;
 - (c) Access Points. ~~All traffic into and out of the park shall be through entrances and exits that are designed for safe and convenient movement of traffic~~ Entrances and exits to the campground or recreation vehicle park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic and adjacent streets. All traffic into and out of the park shall be through such entrances and exists. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersection shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right land of the street.
 - (d) Parking.
 - (i) At least one parking space shall be provided on each designated RV or campsite;
 - (ii) At least one parking space for each five sites shall be provided for visitor parking in the park;
 - (iii) All parking shall be improved with regularly mowed all grass parking surface or gravel surface maintained with proper drainage and regular weed maintenance
 - (e) Internal Park Roads. All internal park roads shall be privately owned and maintained. All Internal roads shall be regularly mowed grass surface, weed free and dustless gravel surface or ~~dustless~~ asphalt surface;
 - (f) Open Space/Recreational Facilities.
 - (i) A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants;
 - (ii) Open space shall be accessible and usable for passive or active recreation;
 - (iii) Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space;
 - (g) Signs. Signs and advertising devices shall be prohibited in recreational vehicle parks except:
 - (i) One identification sign at each entrance of the park which may be indirectly lit, but not flashing, and not to exceed 16 square feet of copy area;
 - (ii) Directional and information signs for the convenience of occupants of the park and located internally;

(h) Utilities. Recreation vehicle parks shall be connected to the City water and sewer for restroom facilities as required by (n) below. Septic systems are not permitted. Individual holding tanks may be used in lieu of individual sites connected to city sewer. A holding tank management plan shall be submitted with the application. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service;

(i) Storm Drainage. Storm drainage control facilities shall be subject to approval by the city engineer;

(j) Distance from State Highway. The distance of the campground or recreational vehicle park external park boundary shall be no greater than ~~300 yards~~ one quarter mile (1,320 feet) from a state highway;

(k) Exterior Lighting. All exterior lighting shall comply with CMC 17.62;

(l) Buffer Zones. Recreation vehicles shall be parked no closer than 30 feet from existing main road and no closer than 60 feet from existing driveways or alleys;

(m) Pets. Service Animals are allowed. ~~year round.~~

(n) Public Tenant Facilities. Recreational vehicle parks shall provide the following ~~public~~ tenant facilities:

(i) Restroom facilities containing showers and toilets connected to the city's sewer utility, with the minimum number of which shall be one commode and one shower for each 20 recreational vehicle sites;

(ii) Refuse containers for solid waste in adequate quantity shall be provided and contracts shall be made with the service provider for regular pickup and disposal;

(iii) Park garbage shall be picked up daily and the park shall be maintained free of any uncontrolled garbage;

(iv) Each park shall have an on-site manager available 24 hours per day, seven days per week; and

(v) A written management plan shall be submitted for approval as a part of the conditional use permit process. It shall include, at a minimum, the proposed management structure, proposed park rules and regulations, and proposed methods to enforce occupancy limitations and other requirements of this section.

(o) Review. The conditional use permit shall run with the land and be reviewed after first & second year(s) of operation by the Planning Department and thereafter every five years or other timeframe identified by the Planning Department. The Planning Department may schedule a Hearing Examiner public hearing to address any complaints or concerns identified by public or Planning Department at the applicant's expense. The Hearing Examiner may deny or revoke the conditional use permit if performance standards / conditions are not met or if continued complaints are not resolved