

## **Chapter 32**

# **RECREATIONAL VEHICLE PARKS**

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### **10-32-1: PURPOSE:**

The purpose of this chapter is to provide for recreational vehicle parks which are suitably developed for the placement and occupancy of recreational vehicles for temporary living quarters for recreation or vacation purposes on rented spaces with the necessary amenities.

These regulations are intended to enable the development of unique, well planned projects incorporating a variety of vehicle based housing for temporary occupancy. It is also the purpose of this chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses. (Ord. 2244; amd. Ord. 3077)

### **10-32-2: ZONING:**

- A. Prohibited Districts: No recreational vehicle parks shall be located in the following districts: RS, DV, DB, and DH.
- B. Conditional Use Permit Required: Recreational vehicle parks may be established or expanded in the AG, RA, RD, RP, RML, RMH, BN, BC, IP or IL zones provided that a conditional use permit is first reviewed and approved by the commission authorizing their establishment or expansion. Public hearing procedures for recreational vehicle park conditional use permits shall be the same as for mobile home parks. (Ord. 3960, 4-4-2011)

### **10-32-3: PERMITTED USES IN RECREATIONAL VEHICLE PARKS:**

- A. One recreational vehicle on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes. No recreational vehicle shall be allowed to occupy a space for more than one-half ( $1/2$ ) year (180 calendar days). Persons employed as bona fide construction workers may seek an extension of the one hundred eighty (180) days by filing a temporary use permit application. The director or his/her designee may assign appropriate conditions to such a request if they approve the same, but in no case shall any person/party be entitled to residency in an RV park for more than one year (365 calendar days). (Ord. 3805, 7-21-2008)
- B. Manager's office and/or residence, which may be of conventional construction.
- C. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, childcare, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

- D. Outdoor recreation facilities, such as parks, swimming pools, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
- E. Common use laundry facilities, maintenance buildings, and security guard houses which may be of conventional construction.
- F. Designated areas for boat or trailer storage which are used solely by the residents of the park.
- G. Recreation center parking lots and guest parking areas. (Ord. 2244)

#### **10-32-4: DESIGN AND DEVELOPMENT REQUIREMENTS:**

- A. A maximum density of twenty-two (22) recreational vehicle spaces per net acre after deduction of existing and/or proposed public rights of way.
- B. Recreational vehicle spaces at least one thousand two hundred (1,200) square feet in area.
  - 1. The minimum space width shall be at least twenty-four feet (24').
  - 2. The minimum space depth shall be at least forty feet (40').
- C. A minimum setback of ten feet (10') from any portion of the recreational vehicle or related awnings to any exterior park boundary.
- D. A minimum of seventy-five (75) square feet of recreational open space and/or recreational facilities for each recreational vehicle space. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included in calculating recreational open space.
- E. A minimum of one automobile parking space for each recreational vehicle space.
- F. A minimum of one visitor parking space for each ten (10) recreational vehicle spaces.
- G. Visually opaque screening fences or walls surrounding three (3) sides of all canister type refuse collection facilities shall be provided.
- H. Perimeter landscaping shall be provided. In addition, all areas within the park which are not hard surfaced shall be landscaped and maintained with lawns, trees, and shrubs designed to provide privacy and noise containment and shall be equipped with adequate sprinkling or watering devices.
- I. Access to lots or spaces shall be from the interior of the park.
- J. Private service drives within RV parks shall be at least twenty feet (20') wide and paved (i.e., asphalt or concrete surfaced).

- K. All recreational vehicle spaces shall be equipped with individual water, sewer and electrical utility connections. All applicable regulations of the state of Idaho and city of Nampa shall be met, particularly, but not limited to, compliance with all building, plumbing, electrical, mechanical, fire, and flood damage prevention codes.
- L. All utilities, streets, paved areas and landscaping must be completed with one year of the start of construction or as otherwise approved by the planning and zoning commission. (Ord. 2244)

## **10-32-5: PROCEDURES FOR RECREATIONAL VEHICLE PARK APPROVAL:**

- A. Informal Meeting: The developer shall meet informally with the city planning department staff to review tentative plan sketches and ideas for the proposed park development and to advise the developer of the necessary procedural steps and requirements which must be complied with.
- B. Plan Review and Approval: Before construction permits are issued for a recreational vehicle park, the preliminary site plan, required documents pertaining to the development, and the final site plan, shall have been approved:
  - 1. Preliminary Site Plan: Four (4) copies of the preliminary plan must be submitted to the planning director at least ten (10) calendar days prior to the commission meeting at which it is to be considered. The preliminary plan shall be drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), and shall be designed in accordance with this chapter showing the following information:
    - a. Name(s) of the person who prepared the plan, of persons owning and managing the land, and the name of the recreational vehicle park and its address.
    - b. Scale and north point of the plan.
    - c. Vicinity map showing relationship of recreational vehicle park to adjacent properties.
    - d. Boundaries and dimensions of the recreational vehicle park.
    - e. Location and dimension of each recreational vehicle space. Designate each space by number or letter combination.
    - f. Location and dimensions of each existing or proposed building including service buildings for the recreational vehicle park.
    - g. Location and width of roadways and walkways.
    - h. Location of recreation areas, playgrounds and buildings.
    - i. Location and type of screening materials or other landscaping.
    - j. Location of point where recreational vehicle park water, sewer and irrigation systems connect with the public system.

- k. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants, fences, storm drains and facilities, curbs, and other improvements.
  - l. Enlarged plot plan of a typical recreational vehicle space, showing location of the stand, utility connections and landscaping.
  - m. Any other data that the planning and zoning commission may require.
2. Commission Action: The planning and zoning commission shall review the plan to determine compliance with the regulations contained therein. In considering approval of the development, the commission shall, among other things, make sure that such development will be compatible with the surrounding area, that it will not produce a volume of traffic beyond the capacity of the surrounding street system, that requirements for utilities, off street parking, traffic circulation and other public requirements will be adequately met and that the standards and intent of this section shall be adequately complied with. The commission may require changes to be made in the plan. They may also require additional yards or buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces. Said changes may be imposed as conditions of approval where it is determined by the commission that such changes are necessary to ensure that the development will be compatible with adjoining or nearby uses.

The commission shall approve, approve conditionally, or disapprove the preliminary site plan within thirty (30) calendar days after the date of the regular meeting at which it was first formally presented unless an extension of time is agreed upon by all concerned. The reasons for such action by the commission shall be stated in writing, a copy of which shall be sent to the developer. Approval of the preliminary site plan shall be for a period of one year.

3. Final Site Plan: Upon approval of the preliminary site plan by the commission, the developer shall submit to the planning director four (4) copies of the final site plan and final copies of the required documents. Review and approval procedures for the final site plan and documents shall be the same as for the preliminary site plan. Such plan shall be drawn at a scale not smaller than one inch equals fifty feet (1" = 50') and provide in detail the information required for preliminary site plans. A survey plat of the property shall be submitted in conjunction with the final site plan. In addition, detailed and complete plans of the following shall be required:
- a. Water, sewer, irrigation systems.
  - b. Garbage disposal provisions.
  - c. Road and walkway construction.
  - d. Drainage system, including topography of the park site with contour intervals which reflect the character and drainage of the land.
  - e. Recreation area improvements.
  - f. Landscaping.
  - g. Electrical system for recreational vehicle spaces and grounds.

4. Appeals: Any aggrieved person whose preliminary or final site plan has been disapproved by the commission may appeal to the council for a hearing to review the action of the commission. Such appeal shall be submitted within fifteen (15) calendar days of the action by the commission and accompanied by a nonrefundable fee as established by council resolution.
5. Fees: Persons filing preliminary and/or final site plans shall pay a nonrefundable plan review fee which is established by council resolution. Prior to possession or occupancy of a newly constructed recreational vehicle park, the developer shall pay a nonrefundable construction inspection fee. (Ord. 2244)