Chapter 13
Recreational Vehicle Parks

13.1 PURPOSE
The purpose of this chapter is intended to:
1. Provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-ups, campers and tent trailers.
2. Provide goods and services customarily needed by occupants of the park.
3. Assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to eight (8) weeks.

13.2 DESIGN STANDARDS
1. Minimum Park Area – The minimum size of an RV park shall be 3 acres.
2. Rental Space Size – Minimum rental space size for those spaces having utility hookups shall be fifteen hundred (1500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office and similar RV park needs.
3. Rental Pads – Each site shall be marked and numbered for identification and shall meet all requirements of this code. A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten feet by forty feet, containing hookups for water, sewer and electricity. Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the City Engineer to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV Park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the City Engineer, of not less than ten feet by twenty-five feet for RV unit parking and a hookup...
for water. Spaces equipped with such a gravel pad shall not exceed twenty percent (20%) of the total number of spaces in the RV Park.

4. Setback Requirements – Each rental space shall meet the following setback requirements:
   a. Fifty (50) feet when abutting a state or federal highway or designated major arterial.
   b. Twenty-five (25) feet when abutting a public right-of-way other than ‘a’ above.
   c. Fifteen (15) feet when abutting any property line other than ‘a’ or ‘b’ above.
   d. There shall be a minimum distance of ten (10) feet between RV units parked side by side.
   e. There shall be a minimum distance of ten (10) feet between RV units parked end to end.
   f. There shall be a minimum distance of twenty (20) feet between any RV space and any building.

5. Streets – Streets or roadways and parking areas within the RV Park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the City Engineer, to maintain proper drainage and minimize dust. All interior roadways shall be at least thirty-two (32) feet in width for two-way traffic, and at least eighteen (18) feet in width for one-way traffic. Parking shall not be allowed on park streets. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six percent (6%). Access into the park from a public street shall meet the same design standards as those of the public street, for a distance of forty (40) feet from the property line into the development. All roadways and walkways within the park shall be adequately lighted at night, to provide safe access.

6. Frontage – All spaces shall have a minimum frontage of twenty-five (25) feet along an interior roadway. Any accessory uses such as attached awnings, steps or pop-outs, shall be considered to be part of the trailer.

7. Sanitary facilities – Every RV Park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum Utah State Health Department standards. Such facilities shall be conveniently located at a distance of not more than three or five hundred (300 or 500) feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted at all times and shall be well ventilated. Portable fire extinguishers of a type approved by the South Summit Fire District shall be kept in the service buildings and at all locations designated by the fire department and shall be maintained in operating condition.
8. Sanitary disposal stations – Every RV Park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.
   a. Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
   b. The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the RV Park water supply system.
   c. Each sanitary station shall have a sign posted stating “Danger – Not to be used for drinking or domestic purposes.”
   d. Sanitary stations shall be approved by the State Department of Health.
9. Utilities – All utilities shall be placed underground.
   a. Water Supply – An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV Park. The water supply shall be connected to the Kamas City water system and installed to all applicable city standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space equipped with sewer and electrical hookups shall be equipped with two water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one water outlet.
   b. Sanitary Sewer – A minimum of eighty percent (80%) of all rental spaces shall be equipped with a hookup to a public sewage system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a watertight cap or plug when not in use. Sanitary sewage systems shall be installed in compliance with the State Health Department standards and the rules and regulations of Kamas City. All plumbing in the RV Park shall comply with state and local regulations.
   c. Electricity – A minimum of eighty percent (80%) of all rental spaces shall be equipped with an electrical outlet supplying at least 110 volts, or 110/220 volts, installed in accordance with applicable state electrical codes.
10. Lighting – Any light used to illuminate signs, parking areas, or for any other purpose shall be non-glaring, energy efficient and so arranged as to confine direct light beams to the lighted property by appropriate directional hooiding. (See Chapter 25 – Parking Standards)
11. Refuse Disposal – The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. Any refuse facility shall be in a centralized enclosed storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner.
12. Fire Protection – Fire hydrants shall be installed throughout all RV Parks in accordance with the specification of the South Summit Fire District. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed five hundred (500) feet between hydrants. All buildings
within the RV Park shall be equipped with fire extinguishing equipment in good working order of such type, size and number as prescribed by the fire district.

13. Structural Additions – Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.

14. Storage Sheds – No storage sheds shall be allowed within an RV rental space.

15. Fires – Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.

16. Tents – Tents shall be permitted, and their number shall be limited to one tent per rental space. Areas for group tent camping may be established, with the following provisions:
   a. The area set aside for such group use is not a part of any designated open space.
   b. An adequate number of parking spaces is provided.
   c. The area is served by one or more water outlets, and
   d. The area is located no further than five hundred (500) feet from a service building.

17. Registration of occupants – It shall be the responsibility of the owner or manager of the RV Park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.

18. Guest Parking – There shall be provided guest parking in each RV Park at the ratio of one (1) parking space for each five (5) RV or camping sites within the park.

19. Swimming Pools – Swimming pools shall be operated, maintained and used in compliance with recommendations and requirements of the Utah Department of Health’s regulations and standards.

13.3 Establishment of RV Park

An RV Park may be established on any tract of land held in single ownership or unified control provided that the applicant shall show, and the Planning Commission and the City Council shall find:

1. That the site is in conformance with sound planning principles and the land use plan for that area, as set forth in the general plan.
2. That the site has an acceptable relationship to the major thoroughfare plan of the city, and is accessible to recreational vehicles without causing disruption to residential areas, and
3. That the proposed recreational vehicle park will not overload utility and drainage facilities.
13.4 APPLICATION REQUIREMENTS AND PROCEDURES  The proponent of a recreational vehicle park, or an expansion thereof, shall make written application for a Conditional Use Permit pursuant to Chapter 23 of this Land Use Ordinance.

13.5 LANDSCAPING AND OPEN SPACE  A landscape plan, to be approved by the Kamas City Planning Commission, shall be required for RV parks. Landscaping shall be designed to perform the following functions:

1. Screen the RV Park visually and audibly from adjacent properties as completely as possible.
2. Provide an attractive entrance and street frontage.
3. Provide dust and erosion control.
4. Provide a neat, attractive and aesthetically pleasing appearance.

Grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV Park shall be screened from adjacent properties by means of fences or walls, six (6) feet in height, or by means of hedges or other landscaping.

There shall be at least two (2) trees per camping site.

Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least twenty percent (20%) of the gross area of the RV Park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, yard area surrounding the caretakers or manager’s residence, or any area required for setbacks as set forth in this chapter.