
RECREATIONAL VEHICLE PARK REQUIREMENTS

New recreational vehicle parks, the expansion of existing recreational vehicle parks, and mobile home parks containing spaces for recreational vehicles shall be heard by the Wasco County Planning Commission in a quasi-judicial hearing and meet all of the requirements of a Mobile Home Park with the exception of the following:

1. Permanency: No recreational vehicle shall be permanently attached to the land, or otherwise finished with skirting, awnings carports, ramadas, cabanas, or garages.

Describe how the RV Park will comply with criterion 1. _____

2. Facilities: Recreational vehicle parks shall be designed as mobile home parks with modifications to lot design to accommodate recreational vehicles instead of mobile homes. For this purpose recreational vehicle parks shall also provide:
 - a. Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites.
 - b. Public water facilities at a ratio of one faucet for every five (5) vehicle sites.
 - c. Sanitary dumping stations as required by the Approving Authority.
 - d. Service buildings housing sanitation facilities shall be permanent structures, complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Such buildings shall be maintained in a sanitary and orderly condition.
 - e. At least one (1) service building housing sanitation facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls of said building shall be wide enough to permit entrance and shall be provided with assist bars. Ramps shall be provided over curbs. Such buildings shall be clearly marked and signed.

Describe how the RV Park will comply with criterion 2 (attach additional sheets as necessary). _____

3. Sanitation: A certificate of sanitation shall be required.

The Wasco County Health Department has been consulted and the proposal includes their requirements?
 NO YES

MOBILE HOME PARK REQUIREMENTS

New mobile home parks and the expansion of existing mobile home parks shall be heard by the Wasco County Planning Commission in a quasi-judicial hearing and meet the following requirements:

1. Preliminary Site Plan: A preliminary site plan shall be submitted containing the following information. Check all items that are indicated on your submitted site plan.
 - Name of the property owner, applicant, and person who prepared the plan;
 - Name of the park and address;
 - Scale and north point of the plan;
 - Vicinity map showing relationship of park to adjacent properties and surrounding zoning;
 - Boundaries and dimensions of the park;
 - Location and dimensions of each site; designate each site by number, letter or name;

- Location and dimensions of each existing or proposed building; (indicate which are ADA accessible)
- Location and width of park streets;
- Location and width of walkways;
- Location of each lighting fixture for lighting the park;
- Location of recreational areas and buildings, and area of recreational space;
- Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials;
- Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;
- Location of available fire and irrigation hydrants;
- Location of public water facilities and sanitary dump stations (RV Parks only);
- Location of utilities including but not limited to public water system, sewer system, electrical lines and poles
- Location of public telephone service for the park;
- Location of Garbage Disposal
- Enlarged plot plan of a typical space, showing location of the stand, patio, storage space, parking, sidewalk, utility connections and landscaping.

2. Design Standards

- a. Access: A park shall not be established on any site that does not have access to any public street on which the potential paving width is less than thirty-six (36) feet.

The park meets this standard? NO YES

Indicate the public street the park will have direct access to and it current and potential paving width.

- b. Park Street: A park street shall connect each mobile home site to a public street. The park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only.

The proposed park streets meet this standard? NO YES

Indicate the park street width, the width of the driving surface and the bed and surface materials (rock, gravel, pavement, etc...)

- c. Walkways: Pedestrian walkways of not less than three (3) feet in width shall be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.

The proposed park walkways meet this standard? NO YES

Indicate the park walkways width, and surface materials (rock, gravel, pavement, etc...)

d. Off Street Parking:

- (1) Two off-street parking spaces shall be provided for each site, either on the site or within one hundred (100) feet thereof in the park, which shall be nine by twenty (9x20) feet in size per space.
- (2) Guest parking shall also be provided in every park, based on a ratio of one parking space for each four (4) mobile home sites.

The proposed off street parking walkways meet this standard? NO YES

Indicate how the proposed park will meet the off street parking standards above.

e. Signs: Signs may be installed as follows:

- (1) One sign not to exceed eighteen (18) square feet in area to designate the name of the mobile home park. The sign may be indirectly lighted, but shall have no flashing lights or moving parts.
- (2) Incidental signs for the information and convenience of tenants and the public, relative to parking, traffic movement, office, lavatories, etc., are allowed, provided such signs do not exceed three (3) square feet in area.
- (3) No advertising signs shall be permitted.

The proposed signs meet these standards? NO YES

Indicate the proposed number of signs and how they will meet the standards above.

f. Fencing and Landscaping:

- (1) Every park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/ planting along all boundaries of the park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.
- (2) Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the mobile home park.
- (3) There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.

The proposed fencing and landscaping meet these standards? NO YES

Indicate type and length of all proposed fencing and landscaping will meet the standards above.

- g. Lighting: Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle. All lighting shall be shielded and hooded so as not to sign onto adjacent properties.

The proposed lighting will meet these standards? NO YES

Indicate number and type of proposed lighting and how it will meet the standards above.

h. Area:

1. Size of a mobile home park site: No park shall be created on a lot or parcel of land of less than the minimum required to accommodate the density of the underlying zoning regulations.
2. Mobile home sites: The average area of a mobile home site within a mobile home park shall not be less than 3,000 square feet, and in no case shall any one mobile home site be less than 2,500 square feet, providing that the dwelling unit density for a new mobile home park shall not exceed the allowable density of the district in which it is located.

Average size of each mobile home site _____

Size of subject lot or parcel (acres) _____

Minimum lot size of zoning district _____

Number of sites _____

Size of subject lot or parcel divided by Number of Sites _____ If this number is greater than or equal to the minimum lot size of the zone your proposal is consistent with the density requirement. If this number is less than the minimum lot size of the zoning district your proposal is not consistent with the density requirement and you need to reduce the number of spaces.

3. Setbacks: No mobile home/RV or access thereto shall be located any closer than twenty-five (25) feet from a park property line abutting on a public street, five (5) feet from all other park property lines and ten (10) feet from any such areas as a park street, a common parking area, or a common walkway.

The proposal meets the setback standards? NO YES

Indicate the distances from mobile homes/RV's meets the setback standards above.

4. Spacing: A mobile home/RV shall be separated from an adjoining mobile home and its accessory structures a minimum of fifteen (15) feet.

The proposal meets the spacing standards? NO YES

Indicate the spacing between mobile homes/RV's.

5. Overnight Spaces: Not more than ten (10) percent of the total mobile home park area may be used to accommodate persons wishing to park their mobile homes or camping vehicles overnight.

Number of spaces _____

10% of the spaces = _____

Number of Overnight Spaces Proposed _____ If this number exceeds 10% of the spaces you need to reduce the number.

I. Other Site Requirements:

1. Permitted Uses: No building, structure or land within the boundaries of a mobile home park shall be used for any purpose except for the uses permitted as follows:

- a. Mobile homes for residential use only, together with the normal accessory uses such as a cabana, ramada, patio slab, carport or garage, and a storage or washroom building.
- b. Private and public utilities.
- c. Community recreation facilities, including swimming pools, for residents of the park and guests only.
- d. One residence for the use of a caretaker or a manager responsible for maintaining or operating the property.

The proposed uses are consistent with the permitted uses listed above NO YES

Indicate the specific uses proposed.

2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each space. The recreation area may be in one or more locations in the park. At least one recreation area shall have a minimum size of 5,000 square feet, and be of a shape that will make it usable for its intended purpose, and at least fifty percent (50%) of the required recreation area shall be provided for use by residents of the entire mobile home park. Swimming pools shall be set back at least fifty (50) feet from the nearest residential area and will have a fence surrounding it at least eight (8) feet high which does not obscure vision into the pool area. Rescue devices such as buoyant rings, poles, etc., shall be provided and easily accessible.

Number of proposed sites _____

Number of proposed sites times 200 square feet = _____ This square footage, or 5,000 square feet if the number is less than 5,000 is the minimum amount of recreation are you are required to have.

Indicate how the recreational areas will be consistent with the requirements above

3. Accessories: Accessory structures located on a mobile home site shall be limited to the normal accessories, such as an awning, cabana, ramada, patio, carport, garage or storage building. No other structural additions shall be built onto or become part of any mobile home, and no mobile home shall support any building in any manner.

Indicate how accessories will be limed to those listed above.

4. Exterior finishing of mobile homes: All mobile homes shall conform to the following
- a. All mobile homes located on any lot or parcel in Wasco County shall be skirted with fire-proof, non-decaying and non-corroding materials or shall be provided with a cement or concrete block exterior foundation. If metal skirting is employed, it shall be painted and formed in a pattern complementary to the siding of the mobile home.
 - b. All awnings carports, ramadas, cabanas, and garages shall be painted and designed in a style complementary to the design of the mobile home.
 - c. Wheels shall be removed from all mobile homes at the time of installation on property. In addition, tongues, and hitches shall be removed from all mobile homes wider than ten (10) feet that are installed on any parcel of land, exclusive of licensed mobile home parks. The Director of Planning may exempt certain mobile homes from the last requirement when removal would damage the frame and weaken the structure.

Indicate how you will ensure the mobile homes meet the exterior finishing requirements above.

5. State Requirements: Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446, and "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks", adopted by the Oregon State Department of Human Resources, Health Division, shall be applicable in the development and operation of a mobile home park, provided, that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel: Property has been determined to be a legal parcel?

Fire Safety: A Fire Safety Self Certification Form has been submitted?

Preliminary Map – A preliminary map has been submitted that includes all of the required information. Verify by using check boxes. NO YES

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |

Natural Resources

Are there natural water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Setbacks

Existing development will not be placed in violation of setback standards? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES

Is property still subject to conditions from previous review? NO YES

If yes, list review # and condition(s). _____

Additional Comments: _____