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### CHAPTER 17 RECREATIONAL VEHICLE PARKS

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## **CHAPTER 17 RECREATIONAL VEHICLE PARKS**

### **SECTION 17.010 Review**

In addition to the general provisions of this Ordinance, special provisions for the establishment of a new recreational vehicle park, the expansion of an existing recreational vehicle park or the expansion of an existing mobile home park to contain recreational vehicle sites shall be met. No Recreational vehicle park shall be established or expanded and no plan for said park or expansion shall be filed or recorded until submitted to and approved by the Approving Authority, in accordance with standards set forth in this section, Chapter 14 - Scenic Area Review, and the underlying zone. Recreational Vehicles are only allowed in Recreation Intensity Classes three (3) and four (4). In the event of conflicting requirements to comply with this section and the underlying zones or Chapter 14, the requirements of the underlying zone or Chapter 14 shall be met.

### **SECTION 17.020 Information Required for Preliminary Site Plan Review**

The application for a preliminary site plan review for a recreational vehicle park shall be filed with the Planning Office in the form described by the Director and shall be accompanied by five (5) copies of the site plan showing the general layout of the entire recreational vehicle park and drawn at a scale not smaller than one inch (1") representing fifty feet (50'). The drawing shall show the following information:

- A. Name of the property owner, applicant, and person who prepared the plan;
- B. Name of the Recreational Vehicle park and address;
- C. Scale and north point of the plan;
- D. Vicinity map showing relationship of Recreational Vehicle park to adjacent properties and surrounding zoning;
- E. Boundaries and dimensions of the Recreational Vehicle park;
- F. Location and dimensions of each Recreational Vehicle site; designate each site by number, letter or name;
- G. Location and dimensions of each existing or proposed building;
- H. Location and width of park streets;
- I. Location and width of walkways;
- J. Location of each lighting fixture for lighting the mobile home park;
- K. Location of recreational areas and buildings, and area of recreational space;

- L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials;
- M. Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities;
- N. Location of available fire and irrigation hydrants;
- O. Location of public telephone service for the park;
- P. Location and number of toilets provided for men and for women.
- Q. Location of all public water facilities.
- R. Location of all sanitary dumping stations.
- S. Enlarged plot plan of a typical Recreational Vehicle space, showing location of the stand, parking, sidewalk, trails, utility connections and landscaping.

#### SECTION 17.030 Final Site Plan and Submission Requirements

At the time of application for final approval to construct a recreational vehicle park, or expansion of an existing recreational vehicle park or mobile home park to provide additional recreational vehicle sites, the applicant shall submit copies of the following required detailed plans to the appropriate reviewing departments and agencies as required by law or Ordinance:

- A. New structures.
- B. Public water systems approved by the Department of Human Resources, Health Division, State of Oregon.
- C. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon.
- D. Method of garbage disposal.
- E. Plan of electrical service.

#### SECTION 17.040 General Design Standards

- A. Access: A recreational vehicle 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.
- B. Park Street: A park street shall connect each recreational vehicle 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.

- 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.
- D. Off Street Parking:
1. Two off-street parking spaces shall be provided for each recreational vehicle site, either on the site or within one hundred (100) feet thereof in the recreational vehicle park, which shall be nine by twenty (9x20) feet in size per space.
  2. Guest parking shall also be provided in every recreational vehicle park, based on a ratio of one parking space for each four (4) recreational vehicle sites.
- E. Signs: Signs may be installed according to Chapter 23, Sign Provisions.
- F. Fencing and Landscaping:
1. Every recreational vehicle park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the recreational vehicle 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 recreational vehicle park.
  3. There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the recreational vehicle park not otherwise used.
- G. Lighting: Lighting shall be designed to produce a minimum of 0.1 foot-candle 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 foot-candle. Such lighting shall meet the provisions for all new development in 14.100(F).
- H. Area:
1. Size of a recreational vehicle park site: No recreational vehicle 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. Recreational vehicle sites: The average area of a recreational vehicle site within a recreational vehicle park shall not be less than 3,000 square feet, and in no case shall any one recreational vehicle site be less than 2,500 square feet, providing that

the dwelling unit density for a new recreational vehicle park shall not exceed the allowable density of the district in which it is located.

3. Setbacks: Shall comply with those established by the underlying zone.
4. Spacing: A recreational vehicle shall be separated from an adjoining recreational vehicle a minimum of fifteen (15) feet.
5. Overnight Spaces (for expansion of existing mobile home parks): Not more than ten (10) percent of the total mobile home park area may be used to accommodate persons wishing to park their recreational vehicle overnight.

I. Other Site Requirements:

1. Permitted Uses: No building, structure or land within the boundaries of a recreational vehicle park shall be used for any purpose except for the uses permitted as follows:
  - a. Recreational vehicle for temporary detached residential use only.
  - 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.
2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each recreational vehicle 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 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.
3. State Requirements: Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446.310 to 446.350 and 446.435, of "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 recreational vehicle 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.

#### SECTION 17.050 Exceptions

No recreational vehicle shall be permanently attached to the land, or otherwise finished with accessories as provided for in Section 4.100 of this Ordinance.

#### SECTION 17.060 Occupancy Permit

No permit for occupancy of any recreational vehicle park, building, or facility located within said park shall be issued by the Building Official until such time as the development has been completed according to the finished plan approved by the Approving Authority. Deviations from the approved plan must be submitted to the Director for approval as revisions of the Plan.

#### SECTION 17.070 Facilities

Recreational vehicle parks shall be designed to accommodate recreational vehicles. For this purpose recreational vehicle parks shall provide the following facilities, in addition to meeting all other development standards in this section:

- 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.

#### SECTION 17.080 Certificate Required

No recreational vehicle park shall be operated in Wasco County without a certificate of sanitation provided by an agent of the Department of Human Resources, Health Division, State of Oregon, and no occupancy permit shall be issued by the Building Official until such certification is obtained pursuant to O.R.S. 446.320.

#### SECTION 17.090 Service Buildings

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.

SECTION 17.100 Accommodation of Handicapped

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.