

## **RV Park (RVP).**

This district is established to implement comprehensive plan policies to provide for the establishment of recreational vehicles, park models, travel trailers, camping trailers, motor homes, tents, and other recreational vehicles in urban environments at a density not to exceed twelve (12) dwelling units per acre. (Section 65.37)

### 1) Permitted uses.

- A) Recreational vehicles.
- B) Park models.
- C) Travel trailers.
- D) Motor homes.
- E) Campgrounds.
- F) Accessory uses such as convenience grocery stores, restaurants, laundries, community buildings, offices, swimming pools and recreational facilities shall be permitted subject to the following conditions:

The main community building shall be designed and constructed with a seating capacity adequate to accommodate one seat per lot.

### 2) Other possible uses.

- A) Uses which, because of their uniqueness, are not specifically identified as permitted uses may be permitted as conditional uses pursuant to Chapter 65 of this Code.

### 3) Uses expressly prohibited.

- A) Commercial land uses (except convenience grocery stores and restaurants permitted as Accessory uses).
- B) Industrial land uses.
- C) Conventional single-family dwelling units.
- D) Two-family (duplex) dwelling units.
- E) Multi-family dwelling units.
- F) Any use prohibited by city, state or federal law.

### 4) General Requirements for RV Parks and Campgrounds.

- A) The minimum site shall be ten (10) acres.
- B) The developer shall submit Master Park Plans at the time of application, prepared in accordance with the Design Standards subsection later in this section. Final Site Development Plans must be submitted in accordance with the improvement standards (i.e., water, sewer, drainage, etc.) in other chapters of this Code.
- C) The park shall be entirely enclosed, exclusive of driveways, at its external boundaries in accordance with the buffer class requirements of Chapter 62.
- D) No recreational vehicle shall be closer than twenty (20) feet from any non-residential property abutting said site.
- E) Streets, areas at the entrances to buildings used by occupants at night, and walkways shall be lighted.
- F) Restrooms and shower facilities shall be provided.
- G) Sanitary stations for disposal of recreational vehicle and lodging wastes shall be provided at a ratio of one (1) for every one hundred (100) spaces, or fraction thereof.

### 5) Design standards.

- A) The minimum lot area shall be one thousand five hundred (1,500) square feet; however, the density shall not exceed twelve (12) units per acre.
- B) The minimum lot width shall be thirty (30) feet measured along the building setback line.
- C) Interior streets shall be designed as follows:
  - 1. All one way streets shall have a minimum pavement width of twelve feet (12').
  - 2. All two way streets shall have a minimum pavement width of twenty feet (20').

- D) The maximum building height shall be forty (40) feet.
- E) Minimum setback requirements:
  - 1. Front yard setback:
    - a. Local roadway: Twenty-five (25) feet.
    - b. Collector roadway: Thirty (30) feet.
    - c. Arterial roadway: Thirty five (35) feet.
    - d. Interior paved streets: Five (5) feet from lot line.
  - 2. Side yard setback when adjoining;
    - a. Another lot: Five (5) feet.
    - b. Local roadway: Twenty-five (25) feet.
    - c. Collector roadway: Thirty (30) feet.
    - d. Arterial roadway: Thirty five (35) feet.
    - e. Interior paved streets: Five (5) feet.
  - 1. Rear yard setback: Five (5) feet.
- F) The maximum impervious surface ratio (which includes building coverage) shall not exceed seventy-five (75) percent.
- G) Minimum open space shall be ten percent (10%) of the gross land area.