Proposed Zoning Regulations submitted by Jon Graff

MOTOR COACH & TRAVEL TRAILER RESORTS

13.1. PURPOSE.

The purpose of this Chapter is to permit development of facilities for motor coach and travel trailers in appropriate districts and to require that motor coach and travel trailer accommodations be of such character as to promote the objectives and purpose of this Ordinance, to protect the integrity and characteristics of the districts contiguous to those in which motor coach and travel trailer resorts are located, and to protect other use values contiguous to or near motor coach and travel trailer resort uses.

13.4. LOCATION AND USE.

13.4.1. No motor coach or travel trailer shall be located, placed, used or occupied for residential purposes in any district within Ivins City limits, except as otherwise provided herein.

13.4.2. Motor coach and travel trailer parks generally shall be located:

13.4.2. Adjacent to Highway 91.

13.4.3. A motor coach or travel trailer park space shall not be occupied or otherwise used by any one (1) individual for more than 180 days in a one (1) year period beginning at the initial date of occupancy or other use of the space.

13.4.4. Motor coach and travel trailers shall only be used as temporary residences in Ivins City. It is the intent of this Ordinance and Ivins City that motor coach and travel trailers not be used for permanent living quarters within approved rv resort or elsewhere within Ivins.

13.4.4.A. Small freestanding casita's will be allowed to be placed in specific areas of the motor coach and travel trailer resort to be used as overnight residences.

13.4.5. Motor coach and travel trailers may be stored, displayed, sold and/or serviced in a sales lot in a commercial district, when such use is a permitted or a conditional use, but shall not be used for living quarters.

13.4.6. Motor coach and travel trailers may be accommodated in an approved and licensed Motor coach and travel trailer resort, provided that:

13.4.6.A. The Motor coach and travel trailer area shall have direct access to a collector or arterial street.

13.4.6.B. Separate ingress and egress shall be provided for Motor Coach and travel trailers when

required by the Planning and Zoning Commission.

13.4.6.C. Motor Coach and travel trailer parks shall be connected to the municipal facilities of Ivins City.

13.4.6.D. If a caretaker and/or manager is residing on the premises of an approved motor coach or travel trailer resort, their housing shall be provided by a permanent residence, or a motor coach or a travel trailer.

13.5. APPROVAL.

A motor coach or travel trailer resort may not be constructed unless first approved by the Ivins City Council as a conditional use. Review of plans for said motor coach and travel trailer resort shall be made by the Ivins City Planning and Zoning Commission to insure that the proposed development will:

13.5.1. Be in keeping with the general character of the district with which the proposed development will be located.

13.5.2. Be located on a parcel of land containing not less than ten (10) acres.

13.5.3. Have at least twenty (20) spaces completed and ready for occupancy before the first occupancy is permitted.

13.5.4. Meet all requirements of this Ordinance and of the Motor Coach and Travel Trailer Resort Ordinance upon its adoption.

13.5.5. Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations, which are intended to apply to trailer, camper and tent camps as defined in such Code.

13.5.6. Be designed by a qualified architect, landscape architect, engineer, or professional land use planner, or team which includes one (1) or more of such professionals. Determination of qualifications of any such required professional individuals or firms shall be made by the Ivins City Planning and Zoning Commission.

13.5.7. Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of spaces does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual spaces, roads or parking, shall be set aside and developed as parks, playgrounds, and/or service areas for the common use and enjoyment of occupants of the development and visitors thereto.

13.6. APPLICATION.

13.6.1. An overall plan for development of a motor coach and travel trailer resort shall be submitted to the Ivins City Planning and Zoning Commission for review. The plan shall be drawn to scale not smaller than one inch (1") to fifty feet (50'). At least six (6) copies of the plan shall

be submitted. The plan shall show:

13.6.1.A. The topography of the site, when required by the Planning and Zoning Commission, represented by contours shown at not greater than two foot (2') intervals.

13.6.1.B. The proposed street and motor coach and travel trailer space pad layout, including points of ingress and egress.

13.6.1.C. Proposed reservations for parks, playgrounds and open spaces.

13.6.1.D. Tabulations showing the percent of area to be devoted to parks, playgrounds and open spaces, the number of motor coach and travel trailer spaces, and the total area to be developed.

13.6.1.E. Proposed location, number and design of parking spaces.

13.6.1.F. Generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines and fire hydrants.

13.6.1.G. Any other data the Ivins City Planning and Zoning Commission may require.

13.6.2. The applicant for a motor coach and travel trailer park shall pay to Ivins City at the time of application an inspection and review fee, in addition to all other required fees. The inspection and review fee shall be established by the Ivins City Council.

13.6.3. Applications shall be in writing, submitted to the Ivins City Planning and Zoning Commission at its regular meeting and shall be recommended for approval or disapproval to the Ivins City Council within thirty (30) days, unless an extension of time is approved by the Ivins City Planning and Zoning Commission. An application recommended for approval or disapproval by the Ivins City Planning and Zoning Commission shall be submitted to the Ivins City Council, which decision must be made in writing within thirty (30) days after recommendation is submitted by the Ivins City Planning and Zoning Commission to the Ivins City Council.

13.7. SAFETY, SANITATION AND LANDSCAPING REQUIREMENTS.

Each motor coach and travel trailer resort shall provide and maintain the following minimum requirements for safety, sanitation and landscaping purposes:

13.7.1. Each motor coach and travel trailer resort shall be connected to the Ivins City culinary water system and provide each space an adequate water supply hookup equipped with an approved backflow prevention device.

13.7.2. Each motor coach and travel trailer resort shall be connected to the Ivins City waste water system. Motor coach and travel trailer resorts shall provide for adequate sewer disposal, including the provision of a sanitary dumping station for users of the park.

13.7.3. Each motor coach and travel trailer space within said park shall be provided with an electrical outlet of appropriate voltage. Said electrical service shall be installed underground to each pad in compliance with applicable codes utilizing approved connectors.

13.7.4. Each motor coach and travel trailer resort owner and/or operator shall provide a communal solid-waste receptacle area(s). Container(s) shall be fitted with tight fitting lid(s) so as to prevent refuse from scattering. Said container(s) shall be located in an area screened from public view by enclosure in a solid fence structure having a closable gate. Construction of said structure shall be of brick, finished concrete, pre-cast concrete, aggregate or decorative concrete block, or combination thereof, designed so as to prevent littering. Said receptacle structures shall not be constructed of chain-link fencing or wood. Said owner/operators shall be responsible for proper disposal of all refuse, garbage and litter accumulated within the recreational vehicle and trailer resort, as necessary, but in no case shall refuse be collected less than once a week.

13.7.5. Each motor coach and travel trailer resort shall be required to provide a minimum of one hundred (100) square feet of recreational open space and/or recreational facilities for each motor coach and travel trailer space. Public or private streets, vehicle storage areas and exterior boundary landscaping areas shall not be included in calculating recreation open space.

13.7.6. All exterior boundaries of the motor coach and travel trailer resort shall be adequately screened from surrounding uses by a decorative landscape barrier, wall or fence. If said structure shall be a wall or fence it will be constructed of brick, finished concrete, pre-cast concrete panels, or decorative concrete block a minimum of seven feet (7') in height.

13.8. <u>STANDARDS AND REQUIREMENTS</u>.

The development of a motor coach and travel trailer resort shall conform to the standards and requirements established in the Motor Coach and Travel Trailer Resort Ordinance of Ivins City upon adoption.