

APPENDIX D. RECREATIONAL VEHICLE PARK DESIGN STANDARDS (prev. Ordinance #2013-09)

1 DEFINITIONS

- 1.1.1 As used in this Article, the following words and terms shall have the meaning ascribed to them in this Section:
- 1.1.1.1 Recreational vehicle. Recreational vehicle means a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted or drawn by another vehicle. The following shall be considered a recreational vehicle (RV):
- 1.1.1.2 Cabin. A permanent structure complying with the adopted International Residential Building Code. (IRC) or International Building Code (IBC). Cabins are limited in size to 800 square feet maximum. Cabins may be rented short term basis.
- 1.1.1.3 *Camping trailer.* A canvas (or other type of material), folding vehicle of rigid construction, mounted on wheels and designed for travel and recreation.
- 1.1.1.4 *Motorized home, motor home and/or recreational bus or van.* Self-Contained. A recreational vehicle consisting of a portable, temporary dwelling to be used for travel, recreation and vacation uses, and constructed as an integral part of a self-propelled vehicle.
- 1.1.1.5 *Pickup coach.* A vehicle designed to be mounted on or loaded into a truck chassis for use as a temporary dwelling for travel and recreation.
- 1.1.1.6 *Tent.* Protective fabric erected to provide protection from the elements.
- 1.1.1.7 *Travel trailer.* A towable vehicle designed as a temporary dwelling for travel and recreation.
- 1.1.1.8 *Travel trailer, self-contained.* A trailer which can operate independently of connections to sewer, water and electric systems. It contains a water-flushed toilet, lavatory, shower or bath and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.
- 1.1.1.9 Recreational vehicle Park. Recreational Vehicle Park means a parcel of land specifically developed for locating only recreational vehicles & cabins on lots on a short-term basis. RVs may not be set on a foundation or have axles removed. Spaces can be rented daily, weekly, monthly or annually. Spaces may not be sold as a parcel, timeshare or fractional.
- 1.1.1.10 Recreational vehicle site. Recreational vehicle site means a plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent or other individual camping unit on a temporary basis.
- 1.1.1.11 Sanitary facilities. Sanitary facilities mean toilets, urinals, lavatories, showers, utility sinks and drinking fountains, and the service buildings containing these units.

1.1.1.12 Sanitary waste station. Sanitary waste station means a facility used for removing and disposing of waste from self-contained camping vehicle sewage holding tanks.

1.1.1.13 Service building. Service building means a structure housing toilet, lavatory, bath, laundry, service sink and other such sanitary facilities as may be required.

2 ALLOWED USES

2.1.1 Tent Camping

2.1.2 RV Dry Camping if a dump station is provided

2.1.3 RV Full Hookup (water, sewer, electricity)

2.1.4 Permanent cabins not to exceed 800 square feet each with full utilities.

2.1.5 Service Buildings.

3 REVIEW PROCESS

3.1.1 The review and approval process for RV Parks shall follow the same three step process as the Minor Subdivision Process with the option to combine Sketch and Preliminary into one step. The submittal requirements must meet the commercial site plan requirements unless specifically noted to be different in this section.

3.1.2 All new recreational vehicle parks or development on any recreational vehicle park, new or pre-existing, must submit all plans and specifications in detail for such development to the Planning Commission and obtain approval after formal public hearing from the Board of Trustees. No construction or development shall be commenced until approved by the Board of Trustees and a building permit issued.

3.1.3 Approval for development of recreational vehicle parks shall be granted according to the Commercial Site Plan and Zoning Process of this Code.

3.1.4 The Building Inspector and Town Engineer shall inspect each new recreational vehicle park or space/site addition or construction on existing parks to determine compliance with the provisions of this Article and all other applicable ordinances, rules, regulations or codes. No occupancy shall be permitted or certificate of occupancy issued until said officials have made such determination in writing. Occupancy of the premises prior to issuance of a certificate of occupancy based on the above determination shall subject the violator to the penalties per adopted ordinances and codes. The above-named officials shall have authority to enter upon the premises for the purpose of such inspection at any reasonable time without notice or approval of the owner or manager.

4 LOCATION OF RECREATIONAL VEHICLE PARKS

4.1.1 Recreational vehicle parks may be located in areas whose principal characteristic or activity is allowed by the zoning article of this code or a PUD application is required for a zoning overlay.

5 RV PARK DEVELOPMENT STANDARDS

- 5.1.1 Site Conditions. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- 5.1.2 Soil and Groundcover. Exposed ground surfaces in all parts of the recreational vehicle park shall be paved, or covered with stone screening or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- 5.1.3 Drainage Requirements. A drainage plan in accordance shall be developed for the recreational vehicle park by a professional engineer.

6 PARK SIZE AND DENSITY

- 6.1.1 Park Size. The minimum gross area for a recreational vehicle park is five (5) acres. The maximum gross area allowed is forty (40) acres.
- 6.1.2 Park Density. The maximum density shall not exceed eighteen (18) recreational vehicles per gross acre. A cabin shall be counted as one recreational vehicle for each bedroom.
- 6.1.3 Minimum Site Size. Each recreational vehicle site shall contain a minimum of one thousand five hundred (1,500) square feet and shall have a minimum width of twenty-five (25) feet. Tent sites shall be a minimum of six hundred (600) square feet and may be grass only.
- 6.1.4 Site Pads. Each site shall be designated on the plans showing site amenities.
- 6.1.5 Required Separation Between RV Vehicles. Recreation vehicles shall be separated from each other and from other structures by at least ten (10) feet.
- 6.1.6 Site Identification. Each site for the parking of the recreational vehicle shall be identified by numbers

7 ROADWAYS AND PARKING

- 7.1.1 Interior Roads. All interior drives shall provide 20 foot clear access. Each drive shall list the sites at the entrance and exit for emergency personnel to find a site.
- 7.1.2 The site plan must demonstrate RV turning radius for access to town streets or highways.
- 7.1.3 Parking Requirements. At least one (1) off-road parking space shall be provided at each site. On street (drive) parking is only permitted if the design demonstrates 20 foot clear access for emergency vehicles. The board may require additional centralized or distributed parking spaces.

8 ENTRANCES AND EXITS

- 8.1.1 Locations and Access. Entrances and exits from a park shall be to a street, highway or road capable of handling the traffic generated by the site.

8.1.2 Design of Access to Park.

8.1.2.1 Entrances and exits to recreational vehicle parks shall be designed for the safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets.

8.1.2.2 Each recreational vehicle park shall have an entrance and exit roadway which shall not be less than twenty-eight (28) feet wide from flow line to flow line, shall be hard surfaced with asphalt or concrete for a minimum of 40 feet if accessing a paved public street and shall connect to a dedicated public right-of-way or street.

8.1.3 Access onto State Highways. Access onto state-controlled highways or roads will require a permit from the State Department of Transportation if not in the approved access plan. The design of the access will be according to Department of Transportation requirements.

8.1.4 Distance from Intersection. Entrance driveways should not be located closer than one hundred fifty (150) feet from the intersection of public streets. If the park adjoins a residential or urbanized area the Board of Trustees may require screening

8.1.5 Screening. The park shall be screened from public streets/highways and shall have an attractive landscaped entrance with signage compliant to the signage article of this code.

8.1.6 Lighting. Parks shall meet the lighting standards of this code and shall not project lighting outside the boundaries of the park.

8.1.7 Noise. The park shall comply with the Noise standards adopted by the Town at all times.

8.1.8 Accessory Uses

8.1.8.1 Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a recreational vehicle park and campground are permitted as accessory uses to the park.

8.1.8.2 In addition, stores, restaurants and other convenience establishments shall be permitted as accessory uses in recreational vehicle parks in districts where such uses are not allowed as principal uses, subject to the following restrictions:

8.1.8.2.1 Such establishments and the parking areas must submit a commercial site plan and meet the parking requirements of this code.

9 OPEN SPACE AND RECREATIONAL AREAS

- 9.1.1 A general area should be provided for visitor recreation and open space use.
- 9.1.2 Such areas shall not include any area designated as a recreational vehicle space, storage area, required yard, service building or sanitary facility or waste station area.
- 9.1.3 Open space and recreational areas should be placed with consideration to buffering, setbacks, landscaping and minimizing impacts to neighboring properties.
- 9.1.4 Yards and Setbacks. Each recreational vehicle park shall set aside along the perimeter of the park the following areas which shall be landscaped and used for no other purpose:
- 9.1.4.1 Minimum front setback – twenty-five (25) feet.
- 9.1.4.2 Minimum side setback – when abutting T3 or T4 districts, the side setback shall be fifty (50) feet; when abutting a dedicated public right-of-way, the side setback shall be twenty-five (25) feet on the side street; when abutting any other zone district, the side setback shall be fifteen (15) feet along the interior lot line.
- 9.1.4.3 Minimum rear setback – if the rear yard abuts a dedicated public right-of-way, T3 or T4, the minimum shall be twenty-five (25) feet. If the rear yard abuts any other zoning district, the setback shall be fifteen (15) feet.
- 9.1.5 Landscaping. A landscaping plan illustrating the placement and type of trees and shrubs must be submitted as part of the park development plan. The design of the landscaping must mitigate the visual impact of the recreational vehicle park on the surrounding area.
- 9.1.6 Boundary Fencing. Except for the front boundary, each recreational vehicle park shall be enclosed by an attractive solid fence not less than six (6) feet in height if adjacent property has residential homes within 50 feet of the property. The material shall be identified in the site plan.
- 9.1.7 Utilities
- 9.1.7.1 All Utilities Underground. All public utilities within the recreational vehicle park shall be underground.
- 9.1.7.2 Water Supply. The water supply for the recreational vehicle park shall be provided by a delivery system that is owned and operated by a local government authority if available. If public water is not available the system shall have CDPHE approval. The water system shall be connected by pipes to all service buildings and all recreational vehicle spaces. The water distribution system within the park shall meet the following minimum standards:
- 9.1.7.2.1 The water distribution system shall be designed, constructed and maintained in compliance with State Department of Health regulations and recommendations to provide a safe, potable and adequate supply of water.

9.1.7.3 Sewage Disposal. Facilities shall be provided and properly maintained for the collection and disposal or treatment and disposal of sewage.

9.1.7.3.1 Connection to a public sewer is required if available, if the system exceeds 2000 gpd CDPHE site and design approval is required.

9.1.7.3.2 Solid and liquid wastes shall not be discharged or otherwise disposed of on the surface of the ground or into any well, cave, open ditch, stream, lake or reservoir.

9.1.7.4 Sewage Collection.

9.1.7.4.1 Sewage collection lines shall meet the adopted International Plumbing Code (IPC).

9.1.7.4.2 Any lines to be accepted by Salida Utilities shall meet the standards adopted by Salida Utilities.

9.1.7.4.3 Individual sewer connections shall meet the following requirements: A four (4) inch inside diameter sewer lateral and riser pipe with the surrounding ground graded to drain from the rim of the riser pipe. The sewer lateral shall be properly trapped and vented if camping vehicles without individually trapped and vented plumbing fixtures are accommodated.

9.1.7.4.4 When the campsite is not occupied, the sewer riser pipe shall be adequately capped.

9.1.7.5 A sanitary waste station shall be provided for each 50 non-full hook-up campsites or part there of not equipped with individual sewer connections. Unless other approved means are used, the sanitary station shall be designed and constructed to include the following:

9.1.7.5.1 The plumbing shall be installed according to the most recent edition of the Uniform Plumbing Code as adopted by the Town.

9.1.8 Electricity.

9.1.8.1 An electric outlet approved by an electric utility shall be provided for each recreational vehicle space. The installation shall comply with all state and local electrical codes. Such electrical outlets shall be weatherproof. Large RV sites shall have a minimum of a 30 amp outlet.

9.1.8.2 Street and yard lights shall be provided in such number and intensity as to ensure safe movement of vehicles and pedestrians at night. A light shall be located at each outside entrance of the service buildings.

9.1.9 Utility Plans. Plans for water, sewer, electricity and natural gas along with letters of approval from the appropriate utility provider must be submitted to the Board of Trustees for approval.

10 REFUSE DISPOSAL

10.1.1 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.

10.1.1.1 Durable, watertight, easily cleanable refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than three hundred (300) feet from any campsite. All containers for refuse shall be covered with close-fitting, fly tight covers and be bear proof.

10.1.1.2 Refuse shall be collected and removed from the premises as often as necessary, but not less than once weekly during the peak season (May – August).

10.1.1.3 No burning of refuse will be permitted at the recreational vehicle park.

11 FIRE PREVENTION AND PROTECTION

11.1.1 All recreational vehicle parks shall comply with the current Fire Code of the Town.

11.1.2 No outdoor fires will be allowed except in grills, ovens, stoves or park-provided fire boxes. Park-provided boxes must be approved by the Fire Department. No open fires are allowed.

11.1.3 Fire hydrants shall be located so that every site within the park can be reached with three hundred (300) feet of hose.

12 SANITARY TOILET FACILITIES

12.1.1 Sanitary facilities shall be provided and installed in accordance with the latest edition of the International Plumbing Code adopted by the Town.

12.1.2 Required toilet, lavatory and bathing facilities shall be provided in the following minimum numbers:

Campsites	Toilets		Urinals	Lavatories		Showers	
	M	F	M	M	F	M	F
15	1	1	1	1	1	1	1
16 – 30	1	2	1	2	2	1	1
31 – 45	2	2	1	3	3	1	1
46 – 60	2	3	2	3	3	2	2
61 – 80	3	4	2	4	4	2	2
81 – 100	3	4	2	4	4	3	3
101 – 120	4	5	3	5	5	4	4

M is Male

F is Female

12.1.3 At least one (1) toilet and shower facility shall be ADA compliant.

12.1.4 No portable toilets will be allowed in recreational vehicle parks as a substitute for 10.13.2. They are allowed for temporary use for special events.

13 SERVICE BUILDINGS

13.1.1 Service buildings shall be constructed per the adopted codes of the Town.

14 SAFETY

14.1.1 All electrical wiring, equipment and appurtenances shall be installed and maintained in accordance with provisions of the National Electrical Code currently adopted by the Town.

14.1.2 Play equipment, when provided for children, shall be designed for safety, maintained in good repair and located in areas free from hazards.

14.1.3 Liquid Petroleum Gas filling stations shall be approved by the State department responsible for such inspections and approvals.

14.1.4 L.P. ground set tanks shall be limited to 125 gallon size for RVs per NFPA58.

15 OCCUPANCY CONDITIONS PROHIBITED

- 15.1.1 Recreational sites may not be sold unless the sites have been approved for sale through a Town Subdivision process. Sales include full title, time share or fractional ownership.
- 15.1.2 Any action toward removal of wheels of a recreational vehicle except for temporary purposes of repair or to attach the trailer to the grounds for stabilizing purposes is hereby prohibited.
- 15.1.3 No in-home business is allowed in a recreational vehicle.

16 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

- 16.1.1 Before any permit is issued for construction and/or operation of any recreational vehicle park, a site plan and required documentation shall be submitted to and be approved by the Board of Trustees. The plan shall be prepared by a registered land surveyor or a registered professional engineer, shall be drawn to a scale of no less than 1" = 100', and shall include as a minimum the following:
 - 16.1.1.1 Name, address and telephone number of applicant.
 - 16.1.1.2 Location, address and legal description of the entire proposed recreational vehicle park site.
 - 16.1.1.3 Existing zoning of subject property and all adjacent properties.
 - 16.1.1.4 Names and addresses of adjacent property owners.
 - 16.1.1.5 Complete engineering plans and specifications of the proposed recreational vehicle park showing:
 - 16.1.1.5.1 The area and dimensions of the entire tract of land.
 - 16.1.1.5.2 The land uses occupying the adjacent properties.
 - 16.1.1.5.3 The number, size and location of the proposed vehicle sites and other parking areas.
 - 16.1.1.5.4 The location, right-of-way and surfaced roadway width, and surfacing material of roadways and walkways.
 - 16.1.1.5.5 The proposed interior vehicular and pedestrian circulation patterns.
 - 16.1.1.5.6 The location of service buildings, sanitary stations and any other existing or proposed structure.
 - 16.1.1.5.7 The location of water and sewer lines and riser pipes.
 - 16.1.1.5.8 Plans and specifications of the water supply, sewage disposal and refuse facilities.
 - 16.1.1.5.9 The locations and details of lighting, electric and gas systems.

- 16.1.1.5.10 Plans for drainage, flood control and landscaping.
 - 16.1.1.5.11 Plans and specifications of all buildings constructed or to be constructed within the recreational vehicle park.
 - 16.1.1.5.12 Letters of review from utility agencies stating whether they can provide services to the recreational vehicle park.
 - 16.1.1.5.13 Preliminary plat plan shall be drawn on twenty-four (24) inch by thirty-six (36) inch sheet size in blue or black ink.
 - 16.1.1.5.14 An application fee per the Town fee schedule.
 - 16.1.1.5.15 All requirements listed in the Commercial Site Plan requirements not listed in this section.
- 16.1.2 Where a recreational vehicle park development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.
- 16.1.3 After final approval of the final plat by the Board of Trustees, two (2) Mylar originals the final plat with supporting documents shall be submitted to the Town Clerk. The final plat shall conform to the preliminary plat as approved at public hearings, and shall include all changes specified thereon or alterations of the preliminary plat required by the Board of Trustees. One (1) original shall remain with the Town Clerk for the Town's records and one (1) original shall be recorded in the office of the County Clerk and Recorder. All recording fees shall be paid by the developer.