



**Project #22-008
RV Park Standards
Land Development Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	RV Park Standards
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	January 27, 2022
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.11, 17.15, and 17.37 of the Land Development Code.

BACKGROUND

The proposed code amendments define minimum operational standards for Recreational Vehicle Parks and the appropriate zones for placement. The proposed code amendments also remove RV Parks and commercial self-storage from the Commercial Services (CS) and the Industrial (IP) zones (Use Table), and changes Impound Tow Lots in the CS zone from a permitted use to a conditional use.

Currently, RV Parks are permitted in the CS, IP and Recreation (REC) zones while commercial self-storage facilities are conditionally permitted in the CS, IP and Airport zones. In considering vacant land zoned for future industrial development, approximately 38% of the total land area zoned for industrial uses is currently vacant and potentially available for future industrial growth. See table below. Accounting for roadways and wetlands, the 396 acres of vacant lands zoned IP are further reduced by 25% down to approximately 300 acres. Recent projects approved in the IP zone after these numbers were generated further reducing the total vacant acreage by an additional 100 acres (Fed Ex, Costco, Blue Springs).

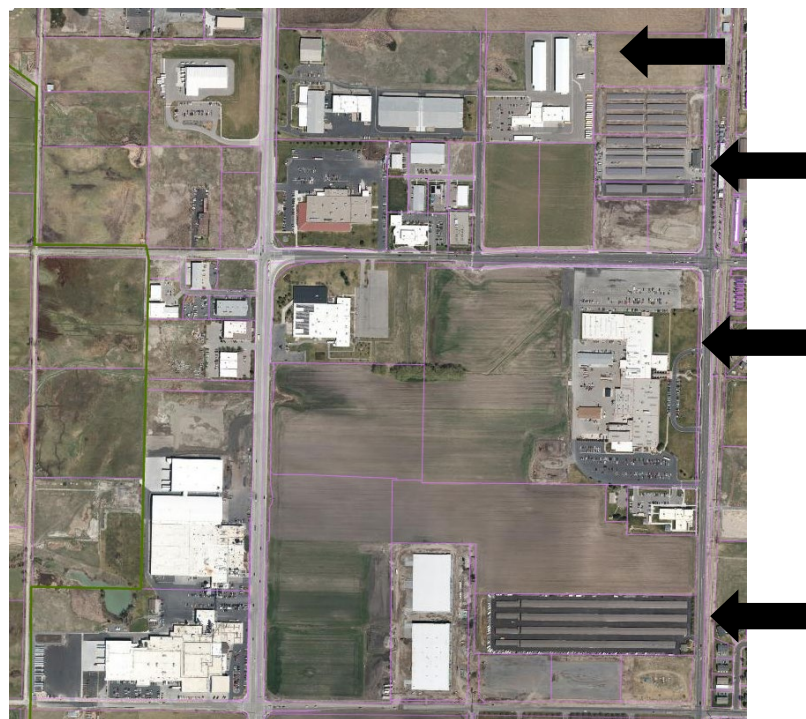
Developed Acreage vs Vacant Acreage by Land Use (2021)

Land Use	Total Acres	Developed Acres	% Developed	Vacant Acres	% Undeveloped
Single Family Residential	3679	2684	73.0%	995	27.0%
Multi Family	689	612	88.8%	77	11.2%
Industrial	1039	643	61.9%	396	38.1%
Commercial	2384	1624	68.1%	760	31.9%
Public	2640	1961	74.3%	679	25.7%
Total	10431	7524	72.1%	2907	27.9%

New uses typically located in the Industrial zones, e.g., manufacturing, fabrication, sales & services, wholesale sales, big box retail, etc., are important for the tax base of Logan and other taxing entities (schools) while also providing important employment opportunities for residents.

Both commercial self-storage facilities and RV Parks are very land consumptive, provide minimal employment opportunities, and provide very little, if any, sales tax benefit. From a community benefits perspective (tax base, jobs), removing these types of uses from the industrial zones is beneficial. The aerial below shows the 1.5 blocks north of 10th North between 6th West and 10th West where Costco and Blue Springs were recently approved and the range of uses located there (planned or existing). There are two commercial self-storage facilities in this 1.5 block area that collectively sit on 32 acres which is approximately 15% of the total land area. These blocks also contain BATC and the Cache County School District's bus yard, both of which generate minimal property taxes but generate significant numbers of jobs. The attraction to these types of uses are the proximity to transportation routes and large tracts of land. However, the growth and development of the private sector industrial base is what contributes to the tax base of Logan, Cache County, schools, etc. And if we aren't smart about the types of uses going into the IP zone and the amount of land being consumed with minimal tax return or employment benefits, additional industrial growth will require further annexations with an associated expansion of city services.

The changes for the tow impound yards is an aesthetic issue, especially as the CS zone continues to develop with a variety of office uses. It is important to be able to apply additional conditions on a tow impound yard to ensure compatibility with adjacent uses.



Proposed changes to Table 17.11.030 are as follows:

Land Use	Districts & Corridors								
	TC-1	TC-2	CO M	MU	CC	GW	CS	IP	AP
Campground, RV or Tent	N	N	N	N	N	N	EN	EN	N
Storage, Commercial (Self Storage)	N	N	N	N	N	N	EN	EN	C
Impound and Tow Lot	N	N	N	N	N	N	PC	P	N

Proposed RV Park Standards

We currently have few specific standards for RV park developments. The proposed RV park standards address minimum park size, maximum density, space improvements, setbacks and buffers, parking areas, streets, open space, landscaping, length of stay, signage, and designation of management spaces for long term occupancy. The proposed standards are as follows:

§17.37.140. Recreational Vehicle (RV) Parks

- A. The purpose of this section is to establish regulations for Recreational Vehicle (RV) Parks to ensure to ensure high quality development while minimizing impacts to adjacent properties.
- B. General Requirements.
 1. Minimum Area. The minimum size of an RV park shall be at least three (3) acres.
 2. Maximum Density. The maximum number of RV spaces shall not exceed 20 per acre. Only one (1) RV is permitted per space.
 3. Rental Space Improvements. All RV spaces shall be improved with a hardened surface (concrete or asphalt) measuring no less than 10' wide by 40' in length, shall contain, at a minimum, hookups for water, sewer & electricity, and shall contain at least one vehicle parking space per RV site.
 4. RV Park Setbacks and Perimeter Buffer Area. All improvements within the RV park shall be setback at least 25' from all property lines and external roadways. With the exception of the ingress or egress access roads into the park, the 25' setback area shall be maintained as permanent open space.
 5. Streets & Parking Areas. All internal streets, roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and common use facilities, shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be hard surfaced with either asphalt or concrete. All interior roadways designated for one-way travel shall be at least 15 feet in width while roadways designated for two-way travel shall be at least 24 feet in width. All interior roadways shall be designated for no parking.
 6. Open Space. At least 20% of the site shall be designated as open space. Open space excludes any roadways, parking areas, RV spaces, etc.
 7. Landscape Requirements. The RV Park shall be landscaped according to the commercial landscaping standards contained in Chapter 17.32.
 8. RV Park Management Space. The RV Park may designate one RV space per 20 RV spaces for use by resident park employees who provide on-site maintenance, security, and operations functions, and whose length of occupancy is year-round. If this space is not used by a park employee, it may be rented in accordance with the length of stay limitations in this Section.
 9. Length of Stay. The length of occupancy for each RV space shall not exceed 30 consecutive days. However, as part of the Design Review permitting process, an RV park may have up to 20% of their total RV stalls designated and approved for longer term occupancy by the same person(s) for a period not exceeding 180 consecutive days.
 10. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the internal park roadways or in the public right of way adjacent to the RV park.
 11. All signage shall comply with Chapter 17.33.

There is also a minor change being proposed to Section 17.15.050 to reflect the minimum 20% of open space required for RV Parks.

STAFF RECOMMENDATION AND SUMMARY

The proposed RV Park standards should help to eliminate any ambiguity when reviewing new parks. The proposed to permit RV Parks in only the Recreation zone links that type of land use within a zone where other, similar uses are located. In addition, removing commercial self-storage facilities from the CS and IP zones will retain land area that could go towards other, more intensive land uses with a greater tax and employment base. Changing how we permit an impound tow yard (move from permitted to conditional use) in the CS zone gives decision makers more latitude in the conditions that should be applied to a future tow yard to help ensure compatibility with neighboring uses. Staff recommends that the Planning Commission forward these proposals on to the City Council for their consideration.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/15/22, posted on the City's website and the Utah Public Meeting website on 1/17/22, and noticed in a quarter page ad on 1/13/22.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed amendments provide reasonable standards for new RV Parks, and clarify appropriate uses in the CS and IP zones.
5. No public comment as been received regarding the proposed amendments.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/15/21	Received By	Scheduled Meeting Date JAN. 27	Zone	Application Number PC 22-008
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> XX Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Land Development Code Amendments – 17.11, 17.15 & 17.37				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone				PHONE # 435 716 9022
MAILING ADDRESS		CITY	STATE	ZIP
LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321				
EMAIL ADDRESS MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD				PHONE #
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				Total Lot Size (acres)
AMEND CHAPTER 17.11 "DISTRICT AND CORRIDOR ZONE USE TABLE; CHAPTER 17.15 "DEVELOPMENT STANDARDS: PUBLIC ZONES"; AND CHAPTER 17.37 "ADDITIONAL DEVELOPMENT STANDARDS", TO REMOVE RV PARKS AND SELF STORAGE WAREHOUSING FROM THE COMMERCIAL SERVICES AND INDUSTRIAL ZONES AND INCLUDE MINIMUM DEVELOPMENT STANDARDS FOR RV PARKS.				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

**CITY COUNCIL: WORKSHOP 2/15/22
HEARING 3/1/22**

Chapter 17.11: District and Corridor Zone Uses

§17.11.010. Purpose

This Chapter sets forth the types of land uses permitted and conditionally permitted within Logan's Districts and Corridors.

§17.11.020. Districts & Corridors Land Use: Classification

- A. Primary Uses. Land use shall conform to the designations in Table 17.11.030 (Use Table). Land uses are designated as follows:
 1. Permitted Uses. A "P" indicates that a use is allowed in the respective zoning district. Permitted uses must conform to the applicable requirements of the Land Development Code. Permitted uses requiring a public hearing are subject to the Procedures for Processing Applications contained in Chapter 17.48.
 2. Conditional Uses. A "C" indicates that a use is allowed as a Conditional Use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of Chapter 17.49, Conditional Use Permits, and following the Procedures for Processing Applications contained in Chapter 17.48. Conditional uses must conform to the applicable requirements of Chapter 17.42.
 3. Uses Not Allowed. An "N" indicates that a use is not allowed in the respective zoning district, except where State or Federal law otherwise preempts local land use regulation.
- B. Accessory Uses and Structures. An accessory use or structure may be permitted in compliance with the applicable provisions of the zone in which it is located. An accessory use shall not commence, and no accessory structure shall be constructed, without a primary use first being lawfully established on the subject site.
- C. Temporary Uses. Temporary uses may be permitted for a period not to exceed twelve (12) calendar months in compliance with the provisions of the zone in which it is located and the provisions of Chapter 17.60. The procedures for review and approval of a temporary use are the same as for a permanent use; however, the reviewing authority may waive certain Land Development Code standards, and impose conditions of approval on the temporary use, as it deems necessary, to promote compatibility between the proposed use and adjacent permitted uses.
- D. Non-Conforming Uses. Non-conforming uses and development are subject to the provisions of Chapter 17.52.

17.11: District and Corridor Zones Uses

Table 17.11.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Residential Uses									
Assisted Living Center	N	C	C	C	C	N	N	N	N
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	N	N
Nursing Home, Convalescent Home	N	C	C	C	C	N	N	N	N
One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	N	N	N	N	N	N	C	C	N
Residential Group Homes (communal living exceeding occupancy limits).	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential Group Homes for individuals with disabilities.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	P	P	P	P	P	N	N	N	N
Residential Treatment Programs where care, training, or treatment is provided on site.	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Public/Institutional Uses									
Clubs, Lodges, similar uses	C	C	C	C	C	C	N	N	N
Day Care/Preschool, Commercial (17 or more clients)	P	P	C	C	C	C	C	N	N
Day Care/Preschool (1-8 Clients) or (9-16 Clients)	P	P	P	P	P	N	N	N	N
Hospitals	N	N	P	P	N	P	N	N	N
Libraries, Museums, Community Centers	P	P	C	C	C	C	N	N	N
Parks and Open Space	P	P	P	P	C	P	P	P	P
Public Safety Services (Police, Fire)	C	C	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	C	N	N
Schools, Colleges, University, Technical College	C	C	C	C	N	C	N	C	C
Schools, Private (K-12)	N	N	C	C	C	C	N	N	N
Schools, Trade, vocational, commercial	C	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	C	P	P	C	P	C	C	C
Utility Uses									
Amateur radio towers	C	C	C	C	N	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	N	C	C	C	C
Radio, television, or microwave towers	C	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P
Utilities, distribution network	P	P	P	P	P	P	P	P	P
Utilities, structures, physical facilities (Regional Facilities)	C	C	P	C	C	P	P	P	P
Wireless Telecommunication Facilities	C	C	P	P	N	P	P	P	P
Commercial Uses									
Bank, savings and loans, or credit union	P	P	P	P	C	P	P	C	N
Bed and breakfast	P	P	P	P	C	N	P	N	N
Campground, RV or Tent	N	N	N	N	N	N	CN	CN	N
Clinic, medical, dental, or optical	P	P	P	P	C	P	P	C	C
Entertainment Event, Major	C	C	C	C	N	C	C	C	C
Entertainment Event, Minor	P	C	P	P	N	C	C	N	N
Golf course	N	N	N	N	N	P	N	N	C

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Hotel, Motel	P	C	P	P	N	N	P	P	P
Indoor Commercial Shooting Range	N	N	C	N	N	N	C	C	N
Office, General business, government, professional, medical, or financial	P	P	P	P	C	P	P	P	P
Office, Laboratory, scientific or research	P	C	P	C	N	P	P	P	P
Parking, Commercial	C	C	P	C	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	N	P	N	N	N	P	P	P
Recreational vehicle, vehicle storage (long term)	N	N	N	N	N	N	P	P	P
Sales and Service									
Adult oriented business	N	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	N	C	C	N
ATVs, Motorcycle, and Snowmobile sales, service and rental	N	N	C	N	N	N	C	P	C
Automobile Sales & Rental	N	N	C	N	N	N	P	P	N
Automobile Sales, Small Dealership	C	N	P	N	N	N	P	P	N
Automobile Repair	N	N	N	N	N	N	P	P	N
Automobile Service	N	N	P	N	N	N	P	P	N
Bar/Tavern	P	C	P	C	N	N	P	P	N
Carwash	N	N	P	N	N	N	P	P	N
Dancehall or nightclub	P	C	P	P	N	N	N	N	N
Fitness Center	P	P	P	P	C	N	P	P	N
Garden shop, plant sales, nursery	P	P	P	P	C	C	P	C	N
Gasoline station/convenience store	N	N	P	N	N	N	P	P	N
General Sales/Service. Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	P	P	P	P	C	C	C	C	N
Grocery store	P	P	P	P	C	N	N	N	N
Heavy truck & equipment sales, service, and rental	N	N	N	N	N	N	P	P	C
Kennel	N	N	N	N	N	N	C	C	N
Kennel, daily boarding	C	C	C	C	C	C	C	C	C
Mobile Home & RV sales	N	N	N	N	N	N	C	P	N
Mortuary, funeral home	N	N	P	N	N	N	P	N	N
Package liquor store	State law supersedes local zoning regulations								
Pawn shop	N	N	P	N	N	N	P	N	N
Pet services	C	C	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	P	N	P	P	P	P
Recreation Club, racquet, swim, or other	N	N	P	N	N	N	P	P	N
Restaurant, Brew	P	C	N	N	N	N	N	N	N

17.11: District and Corridor Zones Uses

Land Use	Districts & Corridors								
	TC-1	TC-2	COM	MU	CC	GW	CS	IP	AP
Restaurant, Fast Food	P	C	P	P	C	P	P	P	P
Restaurant, General	P	C	P	P	C	P	P	P	P
Sales and service, footprint greater than 100,000 sq. ft. (Big Box)	N	N	P	N	N	N	C	C	N
Storage, Commercial (Self Storage)	N	N	N	N	N	N	CN	CN	C
Studio, photographer, artist, music, dance, and drama	P	P	P	P	C	N	P	N	N
Theaters	P	C	P	P	N	N	P	N	N
Industrial Uses									
Contractor supply store	N	N	C	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	N	P	P	N
Contractors outdoor storage	N	N	N	N	N	N	C	P	C
Crematorium	N	N	N	N	N	N	P	P	N
Impound and Tow Lot	N	N	N	N	N	N	PC	P	N
Industrial Services	N	N	N	N	N	N	P	P	C
Industrial Machinery and equipment sales and service	N	N	N	N	N	N	C	P	C
Lumberyard	N	N	N	N	N	N	P	P	N
Manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	C	P	N
Manufacturing, light	N	N	C	N	N	N	P	P	C
Petroleum products storage	N	N	N	N	N	N	C	C	N
Truck Stop	N	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P	P
Waste Related Uses	N	N	N	N	N	N	C	P	N
Welding or machine shop	N	N	N	N	N	N	P	P	P
Wholesale Sales and Service	N	N	C	N	N	N	P	P	N
Wrecking or Salvage Facilities, Enclosed	N	N	N	N	N	N	C	C	N
Wrecking or Salvage Facilities, Open	N	N	N	N	N	N	N	N	N
Other Uses									
Agriculture	N	N	N	N	N	P	P	P	P
Agriculture, Community	P	P	P	P	P	P	P	P	P
Agriculture, Urban	P	P	P	P	P	P	P	P	P
Air Passenger Terminals or Hangers	N	N	N	N	N	N	N	N	P
Alternative or Post Incarceration Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Detention Facilities	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹	N ¹
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N	N

¹ Indicates use may be allowed where State or Federal law preempts local zoning.

Chapter 17.15: Development Standards: Public Zones

§17.15.010. Purpose

- A. The purpose of this Chapter is to provide unified development standards for Logan's Public zones; to promote streamlining of development review; and to ensure consistency and provide flexibility in site design consistent with Logan's General Plan.
- B. These standards apply to all development proposals in Logan's Public zones. Some Sections may not be applicable to certain types of development, as specified by this Code. Where an interpretation of applicability is required, the Director shall make the interpretation or elevate the decision to a decision body.
- C. Design Review and Decision Criteria.
Development proposals which comply with the standards in this Chapter shall be reviewed as Track 1 Design Review decisions, in accordance with Chapter 17.43. Such projects do not involve adjustments. The standards listed in the sections below are the review criteria for Track 1 decisions. Development proposals which include one or more adjustments, and/or include requests requiring a public hearing, shall be reviewed as Track 2 Design Review decisions. Where adjustments are requested, the adjustments criteria in the sections below are the applicable decision criteria.

§17.15.020. Land Use

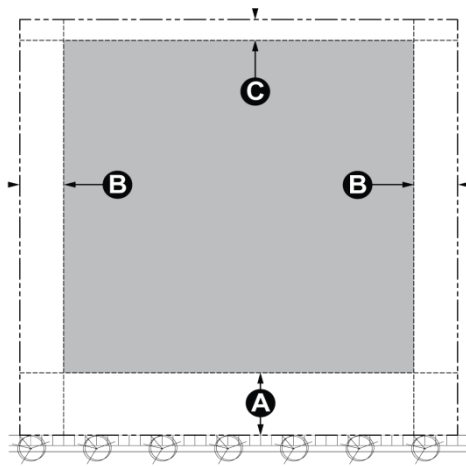
Land uses shall conform to the provisions of Chapter 17.14.

§17.15.030. Siting

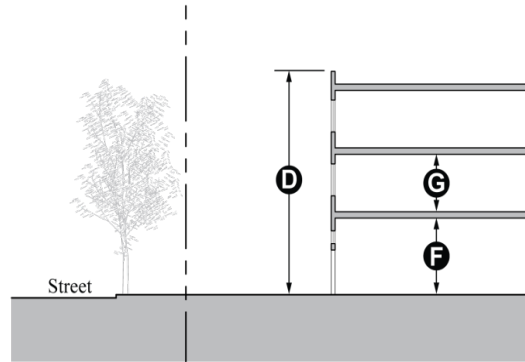
Siting standards provide for consistent setbacks along street frontages, allow for light between buildings, provide compatibility with adjacent uses, and allow for adequate vehicular parking while efficiently using land resources, consistent with the purpose of each zone.

§17.15.040. Procedures for Review and Approval

All proposed developments shall be processed and reviewed in accordance with the review and approval processes outlined in this Title. Building design and placement shall be reviewed Design review

§17.15.050. Public Zone and Recreation Zone Development Standards

Street
Site Plan Diagram



Site Plan Diagram

Residential Density

Units/acre (max) NA

Site

Lot coverage (max) 50%

Setbacks

A	Front (min)	20'
B	Side (min)	20'
C	Rear (min)	10'
	Parking (min)	20'
	Location	Rear or Side

Setbacks for Outdoor Activities Facilities – See Other Standards below

Building Form**Building Heights**

D	Height (max)	35'
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See Height Exceptions.

Floor Heights

F	Ground Floor (min)	12'
G	Upper Floors (min)	9'

Building Design

Building design shall follow the commercial design standards in Chapter 17.12.

Land Set Asides

Not Applicable except for Recreational Vehicle Parks which require 20% open space.

Outdoor Activity Setbacks

Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back 50 feet from abutting neighborhood zones. Playground facilities must be set back 25 feet from abutting neighborhood and corridor zoned properties if not illuminated, and 50 feet if illuminated. Where the outdoor activity facility abuts an adjacent outdoor activity in another zone (e.g. a school yard in an abutting Neighborhood zone) the required setback is reduced to 10 feet.

Height Exceptions

The following may exceed the maximum height limit by ten (10) feet: water towers; utility poles; solar collectors, louvers, and reflectors; penthouse structures for elevators, stairways, HVAC facilities, or; skylights; steeples; flagpoles; chimneys; silos and barns. Utility poles, public safety facilities and recreational facilities may exceed the 45' height limit with a Conditional Use Permit.

Chapter 17.37: Additional Development Standards

Proposed Language – RV Parks

§17.37.140. Recreational Vehicle (RV) Parks

- A. The purpose of this section is to establish regulations for Recreational Vehicle (RV) Parks to ensure to ensure high quality development while minimizing impacts to adjacent properties.
- B. General Requirements.
 1. Minimum Area. The minimum size of an RV park shall be at least three (3) acres.
 2. Maximum Density. The maximum number of RV spaces shall not exceed 20 per acre. Only one (1) RV is permitted per space.
 3. Rental Space Improvements. All RV spaces shall be improved with a hardened surface (concrete or asphalt) measuring no less than 10' wide by 40' in length, shall contain, at a minimum, hookups for water, sewer & electricity, and shall contain at least one vehicle parking space per RV site.
 4. RV Park Setbacks and Perimeter Buffer Area. All improvements within the RV park shall be setback at least 25' from all property lines and external roadways. With the exception of the ingress or egress access roads into the park, the 25' setback area shall be maintained as permanent open space.
 5. Streets & Parking Areas. All internal streets, roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and common use facilities, shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be hard surfaced with either asphalt or concrete. All interior roadways designated for one-way travel shall be at least 15 feet in width while roadways designated for two-way travel shall be at least 24 feet in width. All interior roadways shall be designated for no parking.
 6. Open Space. At least 20% of the site shall be designated as open space. Open space excludes any roadways, parking areas, RV spaces, etc.
 7. Landscape Requirements. The RV park shall be landscaped according to the commercial landscaping standards contained in Chapter 17.32.
 8. RV Park Management Space. The RV park may designate one RV space per 20 RV spaces for use by resident park employees who provide on-site maintenance, security, and operations functions, and whose length of occupancy is year-round. If this space is not used by a park employee, it may be rented in accordance with the length of stay limitations in this Section.
 9. Length of Stay. The length of occupancy for each RV space shall not exceed 30 consecutive days. However, as part of the Design Review permitting process, an RV park may have up to 20% of their total RV stalls designated and approved for longer term occupancy by the same person(s) for a period not exceeding 180 consecutive days.
 10. Recreational vehicles, trailers, boats, ATV's, or similar vehicles shall not be parked on the internal park roadways or in the public right of way adjacent to the RV park.
 11. All signage shall comply with Chapter 17.33.