



17.30.270 Recreational Vehicle Park Development Standards.

The following standards are hereby established for regulation of the construction and the use of land in areas designated for recreational vehicle parks:



- (1) The density of spaces in any recreational vehicle park shall not exceed 20 spaces per gross acre.
- (2) Sites with irregular terrain such as gullies, ridges and other areas having a natural grade over six percent shall not be developed for recreational vehicle use.
- (3) Recreational vehicle parks shall be sited such that access to the parks will not be through existing residential neighborhoods.
- (4) Water, sewers, electricity and other necessary utilities shall be available at the site and each space, or an appropriate performance agreement in form and cost amount to be approved by the City Engineer and the Public Works Director shall be filed with the City Clerk prior to final site plan approval to guarantee the installation of such utilities underground.
- (5) All structures, improvements, and recreational vehicle spaces are to be built with the least possible disturbance of the land. Desirable natural features and vegetation of the site shall be preserved and incorporated into the site plan.
- (6) The recreational vehicle park shall be developed with a minimum of 15 feet of open space between recreational vehicles, or to the specifications of the Fire Marshal.
- (7) No structure shall exceed two stories or 30 feet in height.
- (8) All areas not covered by structures or paved shall be landscaped and maintained in accordance with provisions of landscaping and screening as recommended by the Planning Commission of Rio Dell and approved by the Public Works Director.
- (9) Screening the perimeter of a recreational vehicle park by a wall, vegetation or other approved material may be required. All sides of a recreational vehicle park which are adjacent to a residential district shall have a wall at least six feet in height and shall have an approved landscaped area at least 10 feet in width within the required wall.
- (10) Private access ways and individual space arrangements shall be designed to accommodate the frequent movement of recreational vehicles.
- (11) Private access ways and parking spaces shall be paved in accordance with the City of Rio Dell standards and specifications.
- (12) There shall be a recreational area for guests, comprising four percent of the gross site area. This shall not include required setbacks or similar areas not usable for recreation activities.
- (13) There shall be a community building or buildings which shall provide for the recreational service needs of occupants of the recreational vehicle park. It shall include rest rooms and a

laundry. The community building or buildings may be included as part of the required recreational area.

(14) Provision and location of refuse use collection shall be approved by both the City Engineer or Public Works Director and the municipal franchise holder, such approval to be noted and signed on the reproducible master copy of said site plan.

(15) Street lighting shall be provided to illuminate interior roadways and walkways for the safe movement of vehicles and pedestrians at night.

(16) All utilities and the wires of any central television or radio antenna system shall be underground.

(17) Fire protection facilities shall be provided to the satisfaction of the City Engineer, the Rio Dell Fire District and the City Public Works Department.

(18) A means for emptying sewage holding tanks must be provided as approved by the Department of Public Works and the Humboldt County Health Department.

(19) Recreational vehicle parks shall be subject to the requirements of the sanitary code of the Humboldt County Health Department unless such requirements are less restrictive than the requirements of any other applicable ordinance of the City, in which event the requirements of the City ordinances shall prevail.

(20) Expansion or modification of existing recreational vehicle parks shall be in accordance with the provisions of this title, including public hearings for the amendment of the site plan.

(21) Site plan review by the Planning Commission shall be required for all recreational vehicle parks.

(22) Establishment of recreational vehicle parks shall conform to standards established by the National Fire Protection Association in NFPA No. 501D-1977.

(23) Establishment of recreational vehicle parks shall conform to standards and regulations as stated in the State of California Administrative Code, Title 25, Chapter 5, pertaining to mobile home parks, special occupancy trailer parks, and campgrounds. [Ord. 252 § 6.12.1, 2004.]

