

CHAPTER 19.58

RECREATIONAL VEHICLE PARKS

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19.58.010 PERMISSIBLE ZONES

Recreational vehicle parks may be established in all zones within the City except RR/A, R4, R7, R14, R22 and Open Space zones. Property specifically designed for recreational vehicle use shall not be used for any other purpose than that specified.

Recreational vehicle parks may be established with an R-4 Zone, provided all requirements of that Chapter and hereunder specified are complied with. Conditional permits and a plot plan approved by the City Council are required for recreational vehicle parks located in CN, CC, LI, GI and RR/A Zones.

19.58.020 CONFLICTING REGULATIONS

In event of conflict between any provision of this Chapter, or of a conditional permit issued under this Chapter, and any provision of Par 2 of Division 13 of the *Health and Safety Code* or state regulation pursuant thereto or other state law or regulation which is then controlling, the state law or regulation shall apply. If the state law or regulation is not controlling, then the more stringent provision or that requiring a higher standard shall apply.

19.58.030 STANDARDS REQUIRED

A. Establishment of Recreational Vehicle Park

No recreational vehicle park may be established which does not conform to the requirements of Title 25, Chapter 5 of the *State of California Administrative Code*, Division 13 of the *Health and Safety Code* of the State of California (Section 18,000 et. al) and this Code. Persons desiring to establish a recreational vehicle park will submit detailed plans of the proposed park in accordance with existing land use ordinances. No person shall establish a recreational vehicle park within the City until permits for that purpose have been obtained from the Building Department.

B. Licensing

Recreational vehicle parks shall be duly licensed as a business and shall conform to all laws governing them.

19.58.040 SANITATION, HYGIENE AND UTILITIES

A. Sanitation

1. A minimum of 90 percent of recreational vehicle spaces within the park shall be provided, as a minimum, with electrical and potable water hook-ups.
2. Each recreational vehicle park shall maintain, as a minimum, one disposal site for the expressed use of receiving discharges from recreational vehicle holding tanks for every 100 recreational vehicle sites or fraction thereof. Said discharge facility shall be located in such a manner as to not present unpleasantness to tenants and neighboring residents.
3. Wherein sewer attachments are provided, existing ordinances pursuant thereto shall apply.

B. Public Shower/Hygiene Facilities

1. Every recreational vehicle park shall contain one public sanitary facility apportioned on the basis of one facility per 20 vehicle spaces or fraction thereof for each sex. A shower, lavatory and sink will be provided in like ratio. Hot and cold running water shall be required.
2. Toilets shall be the water flush type.

C. Other Facilities

1. All utilities and amenities shall be underground.
2. Pubic eating and drinking facilities such as restaurant and cocktail lounges may be present within the park but must meet all standards and laws concerning the same.
3. Laundry facilities shall be provided at a ratio of one washer and dryer per 20 vehicles or fraction thereof.
4. Refuse disposals shall be provided at central trash collection and storage areas and screened in each recreational vehicle park. Such areas shall be distributed throughout the park and shall be as approved by the Public Works Department.
5. A public telephone shall be provided for the use of park patrons and shall be centrally located and readily identified to insure ease of access for emergency use.
6. Fire protection measures shall be provided as approved by the City Fire Department.

19.58.050 MINIMUM REQUIREMENTS

A. *Duration of Stay*

1. Each recreational vehicle must be kept mobile in such a fashion that it may be moved within one hour.
2. Any recreational vehicle shall not occupy any portion of the recreational vehicle park longer than 90 days without obtaining a special occupancy permit from the Building and Safety Department. Said permit shall be valid from date of issuance and terminate 60 days past issuance. Renewal of special occupancy permit is allowed. This special permit shall be over and above park registration fees. Fee for this permit shall be \$2.50 per issuance or renewal.

B. *Development Standards*

1. Space for each recreational vehicle shall provide not less than 1,250 square feet per unit.
2. Adequate space shall be provided within each recreational vehicle space to accommodate one additional vehicle for the purpose of off-street parking.
3. All recreational vehicles shall have direct and free access to roads within the park. No more than one recreational vehicle may occupy a recreational vehicle space. However, two tents or one tent and trailer may occupy an existing space provided clearances to adjoining vehicle spaces are maintained.
4. Roads within the recreational vehicle park shall be paved to City standards. No road shall be less than 25 feet wide within the park.
5. A total of not more than 20,000 square feet may be used to provide space to accommodate the residence of the park owner/custodian and his family, storage area and required maintenance facilities.
6. Recreational facilities providing a minimum of 2,000 square feet of area shall be required within each recreational vehicle park. This limitation shall not include any open land less than 10 feet wide between sites or include public facilities, sanitary facilities, etc., in its total.
7. Recreational vehicle spaces shall contain a pad 10 feet by 40 feet which shall be composed of a minimum of decomposed granite type materials on which the recreational vehicle shall be parked. Spaces shall be so designed as to allow 10 feet widths between successive recreational vehicles.
8. A screening a minimum of 8 feet in height shall be provided to effectively screen the park from adjoining used land and to insure privacy of patrons and contiguous residences. Screening in all parks shall be approved by the City Engineer and City Council.
9. Signs advertising the recreational park may be prominently displayed at each entrance to the park and will conform to specifications for signs as determined by the Code.

C. *Setbacks*

1. Front, rear and side setbacks required for recreational vehicles. Placement of recreational vehicles on lots to provide setbacks of varying depths is encouraged. Minimum setbacks shall be 5 feet.
2. Front, rear and side setbacks for custodians area. When the park custodian constructs a standard single family dwelling and accessory buildings upon that portion of the park designated for the same, all setbacks and separations applicable to R7 Zone shall apply.

When the park custodian installs a mobile home and accessory buildings upon that portion of the park designed for same, all setbacks and separations applicable to R-5 zones shall apply.

19.58.060 **PARK CONTROL REGULATED**

The park owner and/or custodian shall be responsible for the control of nuisance within the park. He will ensure rules of order for the park patrons are posted and enforced. Rules of the park shall, as a minimum, require animal, child and public controls to protect the peace and prohibit nuisance. The park owner and custodian will ensure provisions of this Code pursuant to the same are met.