

SECTION 409. RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

A. GENERAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME PARKS.

1. Driveways, Interior Streets and Access-Ways:

- a. Parks shall have direct access to a public street that the City classifies as a highway, arterial, or collector street, except that no individual space within the park may have direct access to a public street. A minimum of two (2) vehicular ingress/egress points shall be provided for each park, one (1) of which may be kept closed to the general public if provision is made for emergency access per Fire Department requirements.
- b. A two-way interior street or access-way shall have a minimum width of twenty four (24) feet and a one-way interior street or access-way shall have a minimum width of twenty (20) feet. All interior streets or access-way shall have a minimum vertical clearance of thirteen feet six inches (13'-6"). Fire lanes shall be signed to prohibit parking per Fire Department requirements.
- c. All driveways and interior streets shall be surfaced in accordance with the surfacing standards of Section 406 Parking and Loading Requirements.
- d. All plans and traffic engineering shall be subject to approval of the City Engineer.
- e. Parking requirements of Section 406 shall apply. Tandem parking is allowed for required parking located within individual spaces.
- f. Street lighting shall be provided along park streets for the safety of pedestrians and shall comply with the outdoor lighting provisions of Section 408.

2. Maximum Building Height: 2 stories, but not to exceed 25 Ft.

3. Recreation Area:

- a. 800 Sq. Ft. of "Usable Open Space" as defined in this Ordinance shall be provided for each space.
- b. Where a centralized recreation area as approved by the Development Review Board is provided, the "Usable Open Space" may be reduced up to 400 Sq. Ft. per manufactured home that the following ratio: For each square foot of

recreational area, open space requirements may be reduced by three (3) Sq. Ft. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.

4. Screening: All parks shall be screened from any adjacent lot by a solid masonry screen wall six (6) feet in height, subject also to the fence height regulations established in Section 404 of this Ordinance.
5. Certificate of Occupancy and Business License: No certificate of occupancy or business license shall be issued until thirty percent (30%) of the spaces planned in any park, or ten (10) such spaces, whichever is greater, shall have been completely prepared, constructed and equipped for use in all respects.
6. Parks may include permanent building for office, recreational, laundry, shower, and restroom facilities constructed to currently adopted building and fire codes. Spaces in Manufactured Home Parks shall not be occupied by Recreational Vehicles, and spaces in Recreational Vehicle Parks shall not be occupied by Mobile Homes or Manufactured Homes.
7. All spaces shall be connected to electricity, water, and an approved sewage disposal facility.
8. All utility lines, cable TV, and electric transmission lines under twelve thousand (12,000) volts shall be placed underground within a park. An approved fire protection system shall be installed per Fire Department requirements.
9. Landscaping provisions of Section 407 shall apply.
10. Sign provisions of Section 405 shall apply.
11. Recreational Vehicle storage areas, if provided, shall not exceed twenty-five percent (25%) of the area of the park and shall not be located within fifty (50) feet from any street frontage. Storage areas shall be subject to Fire Department requirements and shall be screened by solid screen wall or fence six (6) feet in height.
12. Hydrants with sufficient fire flow shall be provided in accordance with currently adopted fire code.
13. Open fire pits and barbecues shall be constructed according to currently adopted fire code.

B. REQUIREMENTS FOR MANUFACTURED HOME PARKS.

1. Minimum Manufactured Home Park Size: 5 acres.

2. Minimum Area per Manufactured Home Park Space: 3,000 Sq. Ft.
3. Minimum Average Width of Space: 40 Ft.
4. Minimum Depth of Space: 60 Ft.
5. Minimum Rear Yard: 10 Ft.
6. Minimum Front Yard:
 - a. 20 Ft. from garage or carport.
 - b. 10 Ft. from home, including covered porch or deck.
7. Minimum Side Yard:
 - a. 7 Ft. measured to lot line.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 15 Ft.
8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.
9. Minimum Manufactured Home Size: 320 Sq. Ft.

C. REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS.

1. Minimum Recreational Vehicle Park Size: 3 acres.
2. Minimum Area per Recreational Vehicle Park Space: 1,800 Sq. Ft.
3. Minimum Average Width of Space: 30 Ft.
4. Minimum Spacing Between Recreational Vehicles (including attached structures): 10 Ft.
5. Minimum Rear Yard: 5 Ft.
6. Minimum Front Yard:
 - a. 10 Ft. from garage or carport.
 - b. 5 ft. from recreational vehicle, including covered porch or deck.
7. Minimum Side Yard:
 - a. 5 Ft. measured to lot line.
 - b. Where a side lot line abuts a street or access-way, there shall be a side yard of not less than 10 Ft.

8. Attached canopies, awnings, covered porches, covered patios, carport roofs and similar attached building projections shall be measured the same as the main structure for setbacks.