

ORDINANCE NO. 0-85- 34

AN ORDINANCE RELATING TO ZONING, REGULATION AND DEFINITION OF RECREATIONAL VEHICLE PARKS, AMENDING ADDENDUM TO ZONING ORDINANCE A-1 OF THE CONWAY LAND DEVELOPMENT CODE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: That addendum to zoning Ordinance A-1 be hereby amended to add "recreational vehicle parks" to the schedule of uses and by that use to add an "X" in the block below the zoning of "C-3 highway service".

SECTION 2: Definitions:

Campsite: recreational vehicle site

Park: recreational vehicle park

Recreational vehicle: 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 on or drawn by another vehicle. The basic entities are: travel trailers, camping trailers, truck campers, and motor homes. *Not to exceed 8 feet x 40 feet*

Recreational vehicle parks: a lot of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational vehicle site: a plot of ground within a recreational vehicle park intended for the accomodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

SECTION 3: Site restrictions:

An RV park shall not be allowed *within 200 feet of* ~~directly adjacent~~ to a residential district. 9

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 and/or sudden subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

Soil and ground cover: exposed ground surfaces in all parts of the recreational vehicle park shall be paved, or covered with stone screenings, or other solid materials, or protected with vegetable growth that is capable of preventing soil erosion and of eliminating objectionable dust.

Drainage requirements: surface drainage plans for the entire tract shall be reviewed by the city engineer which shall determine whether the proposed plan is compatible with the surrounding existing drainage pattern and the city drainage plan, prior to issuance of site plan approval and building permits. No permit shall be approved in such instances where the city engineer finds the plan to be incompatible with surrounding areas.

SECTION 4: Park size and density:

Minimum park size shall be three (3) acres.

Park density shall be no more than fifteen (15) campsites per acre.

Minimum campsite size shall be fourteen hundred (1400) feet.

SECTION 5: Campsites and campsite spacing:

Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the recreational vehicle.

Each site shall contain a stabilized, level vehicular parking pad of gravel, paving, or other suitable material. No part of a recreational vehicle or other unit placed on a recreational vehicle site shall be closer than five (5) feet to a site line.

SECTION 6: Vehicle circulation and parking:

Recreational vehicle park roads shall be designed for the safe and convenient movement of vehicles.

Where feasible, it is desirable that there be constructed a circular one-way road.

Each traffic and/or parking lane shall be a minimum of ten (10) feet wide, thus the minimum width for a one-way road with parking on one side would be twenty (20) feet.

Curves and turning radii shall be constructed to safely handle recreational vehicles eight (8) feet wide and up to thirty-five (35) feet long.

There shall be at least three (3) off-street parking spaces designated in the recreational vehicle park for each two (2) RV sites. Off-street parking may be provided in common parking areas or on individual RV sites.

All vehicle circulation or parking areas shall be paved with a minimum of two (2) inches of asphalt on seven and one-half (7½) inches of compacted SB-2 gravel or covered with seven and one-half (7½) inches of compacted SB-2 gravel constrained at the edges so the gravel remains in the road bed.

SECTION 7: Entrances and exits:

All RV parks shall be provided with safe and convenient vehicular access from an improved public street. It shall be the responsibility of the applicant to provide the necessary access in all cases where there is no existing improved street or road connecting the RV park site with an improved existing public street or highway. Any street improvement existing beyond the boundary of the RV park shall be improved in accordance with the standards of the City of Conway street regulations. All entrances and exits on state highways shall be approved by the Arkansas Highway and Transportation Department. All entrances and exits on all other roads shall be approved by the Conway Street Department.

All parks with more than twenty-five (25) sites shall have two (2) or more entrances/exits. All parks with more than one hundred (100) sites shall have three (3) or more entrances/exits.

SECTION 8: Accessory uses:

Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to operation of a RV park and campground are permitted as accessory uses to the park. In addition, stores, and other convenience establishments shall be permitted as accessory uses, subject to the following restrictions:

- (1) such establishments and the parking area primarily related to their operations shall not occupy more than five (5) per cent of the gross area of the park.
- (2) such establishments shall be restricted in their use to occupants of the park.
- (3) such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.
- (4) the structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.

Recreation facilities: a minimum of eight (8) per cent of the gross site area for the RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

SECTION 9: Setbacks:

Minimum campground front setback - twenty-five (25) feet except when the RV park fronts on a state highway; then the minimum shall be fifty (50) feet.

Minimum side setback - 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.

Minimum park rear setback - fifteen (15) feet except when the rear yard abuts a dedicated public right-of-way. If the rear yard abuts a dedicated public right-of-way, the minimum shall be twenty-five (25) feet.

Where needed to enhance aesthetics or to insure public safety, the RV park shall be enclosed by a fence, wall, landscape screening, or other designs approved by the planning director which will compliment the landscape and assure compatibility with the adjacent environment.

SECTION 10: Electrical, water supply and sewage disposal:

All construction and utility systems shall comply with all applicable city and state codes and standards, and be inspected by the appropriate inspectors.

SECTION 11: Length of stay:

Spaces shall be rented by the day, week, or month; and occupants of such space shall remain in the same RV park not more than three (3) months in any one (1) year period.

No recreational vehicle shall be used as a permanent place of abode, dwelling, or business or for indefinite periods of time. Continuous occupancy extending beyond three (3) months in any twelve (12) month period shall be presumed to be permanent occupancy.

Any action toward removal of wheels of a recreational vehicle except for temporary purposes of repair is hereby prohibited.

SECTION 12: Development application and site plan requirements:

Every application for the construction, operation, maintenance, and occupancy for a RV park shall be accompanied with plans and specifications, fully setting out the RV spaces, the position of each RV parking spaces, the driveway giving access thereto, and a plan of landscaping. Before any permit is issued for a RV park the plans and specifications shall first be approved by the Conway City Planning Commission.

SECTION 13: Violation of ordinance:

A violation of this ordinance shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm, or corporation who violates or refuses to comply with any of the provisions of this ordinance shall be fined not less than twenty dollars (\$20), nor more than one hundred dollars (\$100) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. ~~Violation of this ordinance shall also cause all city supplied utilities to be discontinued to the offending recreational vehicle park.~~

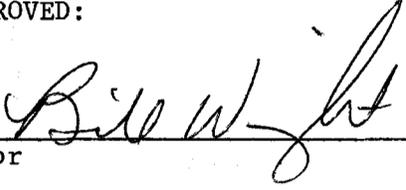
SECTION 14: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 15: That this ordinance being necessary for the public peace and welfare is hereby declared an emergency to exist and this ordinance shall become effective upon its passage and publication.

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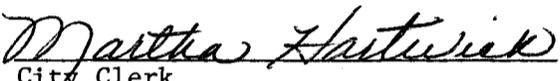
PASSED this 10th day of September, 19 85.

APPROVED:



Mayor

ATTEST:



City Clerk