

3-51: RECREATION VEHICLE COURTS AND COMMERCIAL CAMPGROUNDS

A. INTENT AND PURPOSE

The intent and purpose of this section is to protect the safety and convenience of the users of recreation vehicle courts and commercial campgrounds, to reduce congestion in and around the court or campground facilities, and to protect the safety and welfare of those occupying surrounding properties.

B. APPROVAL AUTHORITY

1. The Planning Commission, in accordance with the provisions of zoning section 7-24-D, may approve a conditional use permit for a recreation vehicle court or commercial campground in the HS-1 Highway Service Zone provided the provisions stated below are met.
2. The County Commission, after receiving the recommendation of the Planning Commission, in accordance with the terms of zoning section 6-5 for recreational resorts, may approve a recreation vehicle court or commercial campground to be a part of the resort provided the provisions stated below are met.

C. PLANS REQUIRED

The applicant for a permit for a recreation vehicle court or commercial campground shall submit a drawn-to-scale site and construction plan containing the information called for below. The plan shall be at a scale of 1 inch to 100 feet or larger and shall include:

1. The proposed layout of roads, recreation vehicle parking spaces (or campsites), automobile parking spaces, service buildings, and management office.
2. The location and size of existing and proposed water, sewer and electric power lines and facilities.
3. The drainage features and slope of the land.
4. A schematic drawing of a typical recreation vehicle parking pad (or campsite) with the appurtenant automobile parking spot and landscaped yard space.
5. A planting plan showing the areas to be landscaped, types of plants to be used, types of landscaping structures to be used and a legend showing the:
 - a. Scale.
 - b. Total number of acres in the development.
 - c. Total number of recreation vehicle spaces (or campsites).
 - d. Average number of recreation vehicle spaces (or campsites) per acre.
 - e. Total number of off-street automobile parking spaces.
 - f. Percentage of the total area to be hard-surfaced.

- g. Percentage of the total area to be in open space, exclusive of hard-surfaced areas and parking sites.
- h. Percentage of the total area to be developed as playground, recreation and other common facilities.
- i. Any other data reasonably required by the Planning Commission.

D. STANDARDS AND REQUIREMENTS

1. Recreation vehicle courts and commercial campgrounds shall be permitted only in the HS-1 Highway Service Zone and in platted recreational resorts in the CE-2 Critical Environmental Zone.
2. All recreation vehicle courts and commercial campgrounds shall abut on and gain access from a hard-surfaced public street which meets the standards of Utah County for collector or arterial roads, except:
 - a. Where the recreation vehicle court or commercial campground gains access from a central parking lot which in turn abuts on and gains access from a hard-surfaced public street.
 - b. In platted recreational resorts in the CE-2 Zone where the recreation vehicle court or commercial campground gains access from a major street in the recreational resort and the resort itself abuts on and gains access from a hard-surfaced public street.
3. All roadways providing access to recreation vehicle spaces (or campsites) shall have a hard-surfaced width of at least ten (10) feet, for one-way roads, and twenty (20) feet for two-way roads, plus two (2) feet of unobstructed shoulder on each side of the surface. Such roadways shall not exceed a grade of eight percent (8%), nor have a curve where the radius of the center line is less than forty-five (45) feet.
4. The roadway system shall provide convenient circulation through the recreation vehicle court and shall provide access to each recreation vehicle space (and campsite). No recreation vehicle space (or campsite) will be permitted direct access to a public street, road, or highway other than by means of the recreation vehicle court (or campground) roadway system. No entrance or exit shall be located closer than one hundred (100) feet to the right-of-way line of any intersecting street.
5. Each recreation vehicle space shall be hard-surfaced, ten (10) feet or more in width, forty(40) feet or more in length, and have adjacent thereto a standard automobile parking space and at least eight hundred (800) square feet of landscaped yard space.
6. All recreation vehicles and camping paraphernalia shall be set back at least thirty (30) feet from any public street, and the setback space resulting there from shall be landscaped except for permitted driveways.
7. In addition to the recreation vehicles, campsites, and a management office, the development may include nonprofit public recreation buildings which serves the occupants of the facility.
8. All recreation vehicle courts and commercial campgrounds shall be served by a water supply and sewage facility that has been approved by the County Health department as meeting its standards and the standards of Section V-3 and II-7 of the Utah Division of Health "Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations", or its successor regulation.

9. Each recreation vehicle space (or campsite) shall be served by a hookup facility for water, sewage disposal, and electrical power.

10. Hydrants and other fire protection facilities, as well as the design of the development, shall meet the adopted fire codes administered by the Utah County Fire Marshal.

11. No recreation vehicle shall be allowed in the court (nor camp user in the campground) for more than forty-five (45) days in any calendar year. Besides the approved common facilities shown on the plan, only recreation vehicles and camp users (plus their automobiles) may occupy the facility; mobile homes, construction equipment, outdoor storage (other than licensed vehicles), etc. are prohibited.

E. OTHER LICENSES AND PERMITS REQUIRED

A building permit is required before any construction is commenced on a recreational vehicle court or commercial campground, and, upon completion, a zoning compliance permit and current business license are required before such is operated. Failure of the owner and/or operator to construct and maintain the court in accordance with the terms of approval may result in the revocation of the building permit, zoning compliance permit, and/or the business license.