

ORDINANCE 166

An Ordinance of the Darby Town Council Adopting Recreational Vehicle Park Regulations.

WHEREAS; with an increased use of Recreational Vehicles within the immediate area, and

WHEREAS; the Town of Darby Town Code, Title 9 - Zoning Regulations does not specifically address Recreational Vehicle Parks within the Town of Darby, and

WHEREAS; Title 9 of the Town Code was renumbered to allow for future use, and

WHEREAS; guidelines for the enforcement of these codes will assure that all residents and business owners are treated equitably, and

WHEREAS; a duly noticed public hearing for this ordinance was held by the Town Council on January 11, 2022 to receive public comment, either oral or written, which shall be incorporated into the meeting minutes, and

WHEREAS; this ordinance shall be in full force and effect 30 calendar days after the Town Council approval of the second and final reading (by reference), and

WHEREAS; this Ordinance shall be incorporated by reference into the minutes of Town Council meeting.

Chapter 9

Recreation Vehicle Parks Regulation

9-9-1 General Provisions

Intent: The recreational vehicle park (RVP) establishes zoning for a vehicular unit eight feet or less in width, designed as temporary living quarters for recreational camping or travel use and operated under its own motive power or mounted on or drawn by another vehicle, including a travel trailer, camping trailer, truck camper and motor home for temporary parking and set up in a ninety (90) days or less in any twelve (12) month period. Permanent hookups to include water supply, electrical supply or wastewater disposal are prohibited. Skirting or any type of permanent fixtures or grounding are also prohibited.

9-9-2 Design standards

The following standards and requirements shall govern the design of a recreational vehicle park, in conjunction with all other applicable standards:

A. RV Site Design

1. All recreational vehicle park applicants are to include, with their application, site and storm drainage plans as prepared by licensed engineers, including (but not limited to) geotechnical information, structural make-up of all roadways/RV parking pads and surface finish/landscaping of entire site. Each RV parking pad shall be constructed to support the weight of the RV and associated vehicles. All driving surfaces in the park shall be prepped to be "road ready" as per the city's road design standards. Although reinforced concrete surfaces are permitted, the minimum surface finish of any drivable area shall be compacted gravel. Proposed surfaces are to be approved by the Town of Darby.
2. Recreational Vehicle (RV) Parking Pad Dimensions and Setbacks.
 - a. Each RV parking pad shall be a minimum of 20 feet wide by 40 feet long with a minimum five-foot-wide setback on each side, or otherwise able to accommodate both the RV unit and the tow vehicle. If additional parking pads are provided at the end of bays, then a minimum five-foot setback will still be required on each side of the parking bays.
3. General Setbacks.
 - a. All recreational vehicle parks are to have the following perimeter setbacks:
 - i. Fifteen-foot front yard.

- ii. Fifteen-foot side yard.
 - iii. Ten-foot rear yard.
 - iv. No recreational vehicle parking pad shall be closer than 20 feet from any exterior park property line.
 - v. Where park adjoins an industrial (I) zone, no recreational vehicle parking pad shall be closer than 50 feet from any exterior property line.
4. Access Points.
 - a. Entrances and exits to all recreational vehicle parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. Entrances and exits are to be clearly marked with signage.
 - b. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radius of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the city street within 100 feet of the intersection with the park entrance.
 - c. There shall be a minimum of one one-way entrance and one one-way exit to the RV park from an adjacent public street. Two-way entrances/exits are permitted.
5. Internal Park Roads.
 - a. All internal park roads shall be privately owned and maintained. They shall be constructed to all-weather standards, as approved by the Town of Darby. Park roads shall have a minimum improved width as follows (does not include parking):
 - i. One-way road: 12 feet.
 - ii. Two-way road: 24 feet.
 - iii. There shall be a continuous path of travel throughout all recreational vehicle parks. No roadway shall dead-end.
6. Parking.
 - a. There shall be a minimum of four parking spaces available at the main office, two designated for staff and two designated for visitors. Additional visitor parking spaces shall be provided at a ratio of one parking space per each increment of five RV pads. All parking must include designs for both standard and ADA parking.
 - b. To maintain unobstructed vehicle travel through the interior of the park, no parking along the roadways shall be allowed.
7. Open Space/Recreational Facilities.
 - a. A minimum of 10 percent of each RV park shall be set aside and maintained as landscaped open space for the recreational use of park occupants. Such space and location shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access roads, and parking pads are not considered to be usable open space. Required five-foot setbacks on each side of RV parking pads may be included as part of the 10 percent landscaped open space requirement.
 - b. Outdoor recreational facilities, such as open picnic structures, swimming pools, hot tubs, tennis courts, playground equipment, horseshoe pits, etc., shall be permitted in the landscaped open spaces, as approved by the Town of Darby.
 - c. If pets are permitted in the RV park, each park shall have a designated, clearly marked pet relief area that is to be maintained regularly to ensure exceptional sanitary conditions. Designated pet waste receptacles shall also be provided. Pet waste shall not be placed into the city sewer system.
8. Perimeter Definition.
 - a. Recreational vehicle parks shall provide continuous, visual enclosures in all perimeter setbacks to clearly define the park expanse. RV parks shall be enclosed by a fence, earth mound, landscaping or by other design which will complement the existing landscape and assure compatibility with the adjacent environment. Living perimeter landscaping shall be of such species and size as would normally fulfill a screening function within five years of being planted. Enclosure plans are subject to the approval of the Town of Darby.
9. Landscaping.
 - a. Recreational vehicle parks shall provide landscaping as is required. Landscaping may consist of managed ground cover, shrubs and/or trees provided they are installed prior to the first occupancy of the park. Site development shall be sensitive to the preservation of existing vegetation.

- b. All trees, flowers, lawns and other landscaping features shall be maintained by the park management in a healthy growing condition at all times.

B. Signage.

1. The RV Park shall be allowed one identification sign in accordance with applicable sign regulations.
2. Each entry and exit to the RV park shall be identified with one sign, which shall be lit with low illumination or indirectly lit, but not flashing. Said sign shall comply with applicable city sign regulations.
3. Traffic direction shall be clearly visible at all internal roadways.
4. Other internal, nonilluminated, directional and information signs for the convenience of the park are permitted.

C. Utilities.

1. Electricity shall be provided to each recreational vehicle parking pad. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service and other applicable permitting authorities.
2. Water hookup through the city's water utility shall be made available for each RV parking pad.
 - a. For RV parks with 10 or less units, an on-site water station may be provided for potable water supply; however, such water station may not be more than 300 feet from any RV pad that does not have hookups available to an individual city water service.
3. Sewer hookup through the city's wastewater utility shall be made available for each RV parking pad.
 - a. For RV parks with 10 or less units, an on-site sanitary waste dump station may be provided for sanitary sewer disposal.

D. Park Facilities.

Recreational vehicle parks shall provide the following facilities specifically for the use of park patrons:

1. For parks proposing 10 RV pads or less, there will be a minimum of one ADA-compliant, unisex restroom facility, available 24 hours per day and located on the same property as the RV park. Portable toilet facilities will not be permitted in any case.
2. For parks with 11 to 50 RV pads, there will be separate men's and women's restroom facilities available for use of park patrons as follows: a minimum of one standard toilet stall and one ADA accessible stall, with hand washing sinks available, as appropriate. For additional increments of 50 RV parking pads, or portions thereof, restroom facilities are to be provided as noted above.
3. Showers and coin-operated laundry facilities are permitted.
4. Refuse containers for solid waste shall be rented from and serviced by the city's contracted waste management service in quantities recommended by said service. Individual park waste bins shall be provided throughout the park, and emptied daily by park personnel, who shall also maintain the park free of any uncontrolled garbage.
5. Water filling stations and sanitary waste dump stations must be hooked up to the city's utility system and must have a minimum of 50-foot separation.

E. Safety.

1. There shall be low-intensity night lighting throughout the recreational vehicle park. Each RV parking pad shall have a light in front of the unit, next to the driveway at the roadway.
2. Designated walkways and all other park facilities will also have night lighting as approved by the Town of Darby and applicable permitting agencies.
3. There shall be fire hydrants installed within the park or within close proximity to the park, as per the Darby fire department's recommendations or requirements.
4. Animals shall be kept inside the RV or on a leash while inside of the recreational vehicle park.
5. Only one recreational vehicle is permitted at any time per RV parking pad. The park manager may opt to rent a maximum of two contiguous pads to one oversized recreational vehicle.
6. Detached accessory structures are not permitted on RV parking pads or in their accompanying side yards.
7. Parking of any motorized vehicle is prohibited in RV parking pad side yards.
8. All accessory structures installed in a recreational vehicle park shall meet or exceed the requirements of the International Building Code and other applicable laws.
9. No campfires or open-flame grilling will be permitted within the park. Barbeque grills may be used at the discretion of the park manager.

1. The owner of the RV park shall be responsible for the development and maintenance of the park in strict conformity with the building site plan, the conditional use permit and all applicable laws, codes and ordinances.
2. An RV Park with 10 or fewer pads shall have a park manager that is accessible 24 hours per day, seven days per week, whose contact information is clearly marked and available to park patrons. RV parks with 11 or more pads will be required to maintain (manned) on-site management headquarters.
3. The park management may offer a fee schedule that provides reduced rates for patrons based on the level of utility services they desire.
4. Recreational vehicles may NOT be used as permanent dwellings within an established RV park
5. Tent camping may be permitted as an accessory use, restricting the use to one tent per RV unit or tents per RV parking pad. Separate tent camping areas may be designated within the park using alternate pad materials; however, pad sizes and setbacks must still apply.

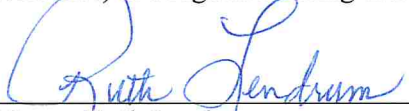
9-9-4 Conflict with other laws

If there is a conflict between the regulations and standards in this article with other local, state or federal regulations for recreational vehicle parks, the more restrictive regulation will apply.

NOW THEREFORE BE IT ORDAINED BY the Town Council that Section 9-9-1 through 9-9-4 specifically titled Recreational Vehicle Park Regulations be added to the Town Code.

Effective Date: This ordinance will be in full force and effect ninety (90) calendar days after Town Council approval of the second and final reading (by reference).

PASSED by the Town Council of the Incorporated Town of Darby, Darby, Montana on first reading (by reference)-at a regular meeting thereof on this 11th day of January, 2022.

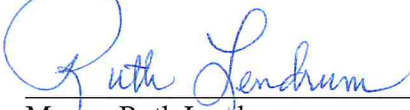


 Mayor, Ruth Lendrum



 Attested by Clerk


PASSED, ADOPTED AND APPROVED by the Town Council of the Incorporated Town of Darby, Darby, Montana on second and final reading (by reference) at a regular meeting thereof on the 25th day of January, 2022.



 Mayor, Ruth Lendrum



 Attested by Clerk

Effective date: 
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