

RECREATIONAL VEHICLES PARKING/STORAGE AND MOBILE HOME AND RECREATIONAL VEHICLE PARKS ORDINANCE

This ordinance overrides Zoning Code 6.01.110 stating that RV parks can only be allowed in C-3.

This ordinance overrides Zoning Code 6.05.020 by including RV Parks requiring a Site Plan.

I. PURPOSE: To regulate the use of recreational vehicles (RVs) within town limits while protecting the integrity and character of the Town of Bluff and providing for:

1. Public safety
2. Minimal environmental impact
3. Living facilities during construction in all zones
4. Development and use of facilities for recreational vehicles in appropriate districts
5. Economic and affordable housing opportunities
6. The use of RVs as part of the tourism-based economy of Bluff
7. Mobile homes and mobile home parks

II. DEFINITIONS. For the purpose of this chapter, whenever any of the following words, terms or definitions are used herein, they shall have the meaning ascribed to them in this section.

1. **Buffer** means a structure or area provided to reduce the conflict between two different land uses. Buffers may consist of fencing, walls, landscaping, roads, or land set aside to separate particular uses.
2. **Business License** means a written license issued by the Town of Bluff allowing a person to operate and maintain a recreational vehicle park under the provisions of this chapter.
3. **Enforcement Official** means the compliance officer employed by, or officially representing, the Town of Bluff.
4. **Level I Site Plan Application** means a site plan application for the development of six (6) or fewer units.
5. **Level II Site Plan Application** means a site plan application for the development of seven (7) or more units.
6. **Long Term Residence** means the use, occupancy, leasing, or renting of a dwelling, or part thereof, to persons for a period of more than thirty (30) consecutive days.
7. **Mobile Home** (post 1976) Also known as a manufactured home, house trailer, park home, trailer, or trailer home means a prefabricated structure, built in a factory on a permanently

attached chassis before being transported to site, either by being towed or on a trailer. Used as permanent homes or for holiday or temporary accommodation, they are often left permanently or semi-permanently in one place, but can be moved and may be required to move from time to time for any reasons.

8. **Mobile Home Park** means a designated area for mobile homes available for rent or ownership. May allow for a smaller section to be designated for RV spaces.
9. **Modular home** means a prefabricated home built offsite. They are completed in sections called modules, which are then transported and assembled on a permanent foundation on the property. Modular homes are also known as “factory-built,” “systems-built” or “prefab homes”.
10. **Non-conforming use** means a land use that was established when allowed by a zoning ordinance, has been maintained continuously, but which would no longer be allowed due to this ordinance.
11. **Non-conforming lot** means a lot or parcel that was not subdivided or created in accordance with the Town of Bluff zoning code and a parcel of land which is lawfully of record and subject to taxation prior to the effective date of the Bluff Zoning Ordinance as defined in section 6.01.030.
12. **Non-functioning** or **Non-operable** means an RV unable to drive in forward and reverse under its own power and steering.
13. **Owner** means any person with any ownership interest in or who is directing the operation of a Recreational Vehicle or Recreational Vehicle Park.
14. **Recreational Vehicle (RV)** means a motor vehicle or trailer mounted on or towed by another vehicle which includes living quarters. Types of RVs include but are not limited to motorhomes, camper vans, coaches, caravans, fifth-wheel trailers, popup campers, and truck campers.
15. **Recreational Vehicle (RV) Park** means any parcel or tract of land under the control of any person, organization or governmental entity wherein designated sites are offered for the use of the public or members of an organization by rent or lease, including park-owned recreational vehicles held out for rent. RV parks are primarily designed to accommodate recreational vehicles and camping.
16. **Recreational Vehicle Space** means a space within a Recreational Vehicle Park, designated and intended for the accommodation of Recreational Vehicle(s) or any uses defined in RV Park.
17. **Repurposed materials** means shipping containers or other existing fabrications used in construction of living, storage and business applications.

18. **Septic** means a drainage system incorporating a septic tank.
19. **Xmji& jfsx** a simple roofed structure, used as a storage space, a shelter for animals, or a workshop. It can also refer to a larger structure, typically with one or more sides open, for storing or maintaining vehicles or other machinery.
20. **Space** means an area designed to be used for the accommodation of one (1) mobile home or Recreational Vehicle.
21. **Tiny Home or Tiny House** means a structure which provides provisions for living, sleeping, eating, cooking and sanitation as a dwelling unit with a maximum of 400 square feet of floor area, excluding lofts. A tiny house may be permanent (affixed) in nature or non-permanent.
22. **Tiny House on Wheels (THOW)** means a tiny home or house as defined in II-13 that is mobile and/or on wheels and non-permanent.
23. **Temporary Use** means less than 6 months (180 days) per year
24. **Long Term** means thirty (30) or more consecutive days.
25. **Short term** means less than thirty (30) consecutive days.
26. **Unoccupied** means a Recreational Vehicle that is not inhabited while parked on private property.
27. **Utilities** means services including but not limited to potable water, electricity, gas and wireless services.

III. Table A: Allowed RV, THOW, Mobile Home, RV Park and Mobile Home Park Use by Zone

	RV and THOW	Mobile Home	RV Park	Mobile Home Park
Agricultural A-1	None	None	None	None
Agricultural A-2	Two (2) per three (3) acres as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term	Two (2) per three (3) acres as a Long Term Residence, Satellite Bedroom or Rental, and/or Short Term	Maximum four (4) RV/THOW per acre. Minimum Lot Size for RV Park: 3 Acres	Maximum four (4) mobile homes per acre. Minimum Lot Size for Mobile Home Park: 3 acres

	RV and THOW	Mobile Home	RV Park	Mobile Home Park
	Rental with valid permit	Rental with valid permit		
Agricultural A-3	Two (2) per half (0.5) acre as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit	Two (2) per half (0.5) acre as a Long Term Residence, Satellite Bedroom or Rental and/or Short Term Rental with valid permit	Maximum four (4) RV/THOW per acre. Minimum Lot size for RV Park: ½ (.5) acre	Maximum four (4) mobile homes per acre. Minimum Lot Size for Mobile Home Park: ½ (0.5) acre
Commercial C-1	One (1) per half (0.5) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit	One (1) per half (0.5) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit	An RV park is two or more rented RV/mobile homes. Density is determined by setback requirements and septic approval from San Juan County Public Health.	A mobile home park is two (2) or more mobile homes. Density is determined by setback requirements and septic approval from San Juan County Public Health.
Commercial C-2	One (1) per half (0.5) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit	One (1) per half (0.5) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit	An RV park is two or more rented RV/mobile homes. Density is determined by setback requirements and septic approval from San Juan County Public Health.	A mobile home park is two (2) or more mobile homes. Density is determined by setback requirements and septic approval from San Juan County Public Health.
Commercial C-3	RV services including:	One (1) per three quarter	An RV park is two or more	A mobile home park is two (2) or more

	RV and THOW	Mobile Home	RV Park	Mobile Home Park
	<p>Sales, Commercial Storage, Maintenance Operations, Construction or Reconstruction.</p> <p>One per three quarter (.75) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit.</p>	<p>(.75) acre may be used as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit.</p>	<p>rented RV/mobile homes.</p> <p>Density is determined by setback requirements and septic approval from San Juan County Public Health.</p>	<p>mobile homes.</p> <p>Density is determined by setback requirements and septic approval from San Juan County Public Health.</p>
Residential	<p>One (1) per acre as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit approved prior to 12/31/2021.</p>	<p>One (1) per half (½) acre as a Long Term Residence, Satellite Bedroom, or Rental, and/or Short Term Rental with valid permit approved prior to 12/31/2021.</p>	<p>None</p>	<p>A mobile home park is two (2) or more mobile homes.</p> <p>Maximum six (6) Mobile Homes per acre pending septic approval from San Juan County Public Health.</p> <p>Minimum Lot Size: One half (0.5) acre</p>
Factory-Industrial F-I	<p>RV services including: Sales, Commercial Storage, Maintenance Operations, Construction or Reconstruction.</p>	<p>None</p>	<p>None</p>	<p>None</p>

IV. STANDARDS APPLICABLE TO ALL ZONES

1. **Parking, Storage and Use of Individual Recreational Vehicles (RVs) and Tiny House on Wheels (THOW).** Recreational Vehicles and THOWs shall not be located, placed, used, or occupied for residential, storage, rental purposes in any zone except within approved and licensed Recreational Vehicle Parks or as otherwise provided in Table A and herein:
 - a. RVs and THOWs may be parked for up to one (1) night within town boundaries on a class C residential street or alley.
 - b. Any person or entity who has obtained all permits and complied with all requirements necessary for the construction of a permanent dwelling or business structure on a lot and who is in the process of constructing a permanent dwelling or business structure on such lot may reside in an RV or a mobile home on the lot where the permanent dwelling or business structure is being constructed for a period of up to one year.
 - c. Non-functioning and non-operable RVs and THOWs may be used as storage sheds if on private property and in compliance with setbacks.
 - d. Any RV, Mobile Home or THOW used as a Long Term Residence or Rental, Satellite Bedroom, and/or Short Term Rental (with valid STR permit) must have access to utility connections and septic, permission from the property owner, and be subject to setbacks.
 - e. Private driveways may host occupied RVs or THOWs with property owners permission on a Temporary Use basis.
 - f. Unoccupied Recreational Vehicles may be parked on the private parcel of land.
 - i. Not to exceed density maximum two (2) per acre.
2. **Non-Conforming Uses:**
 - a. RVs and THOWs that are parked or stored in any right-of-way shall be removed after timely notice from town.
 - b. A nonconforming RV or THOW shall immediately lose its legal nonconforming status if:
 - i. The property on which the RV is located has changed ownership
 - ii. The RV is altered structurally in a manner which makes the RV less in compliance with the requirements of this ordinance than it was before the alteration; or
 - iii. The RV is relocated to a position making it less in compliance with this ordinance.
3. **Non-Conforming lots:**
 - i. RVs and THOWs may be used as long-term housing on nonconforming lots as long as they meet all requirements of the zoning code 6.01.030 F and Table A.

V. STANDARDS FOR RECREATIONAL VEHICLE PARKS AND MOBILE HOME PARKS

All parks must meet all local, state and federal regulations and ordinances in addition to:

1. **Recreational Vehicle Park Use.**
 - a. RVs and Tiny Home On Wheels (THOW) shall:

1. Be operable, if applicable.
 2. Have a current license & registration, if required.
- b. All storage and solid waste (non-septic) receptacles, outside of the confines of any Recreational Vehicle space, must be enclosed and contained within the Recreational Vehicle Park.
 - c. All utility connections and septic systems must meet health and safety codes.
 - d. A launderette for convenience of the park occupants but not for the general public, may be included in the Recreational Vehicle Park if all septic design is approved.
 - e. Recreational Vehicle Park must provide for public open space (ex: playground, grass, tree, picnic table).
 - i. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the common area required for parks or playgrounds for occupants.
 - f. Buffers are required along the perimeter.

2. Mobile Home Park Use. All RV Park standards apply and in addition:

- a. May provide spaces with defined access for Recreational Vehicles.
- b. Must provide access to utility connections suitable for the proposed number of mobile homes and/or RVs.

3. Nonconforming Recreational Vehicle or Mobile Home Parks

- a. A nonconforming use may continue indefinitely so long as it is not abandoned. The term abandoned means a discontinuance of the nonconforming use for a period of not less than one (1) year. By way of example, and not of limitation, a nonconforming use may be deemed abandoned if a building or structure is:
 - i. voluntarily demolished by its owner;
 - ii. allowed to deteriorate such that it is rendered uninhabitable; or
 - iii. failure to conduct business for a period of not less than one (1) year.
- b. A nonconforming use must be brought up to all standards in the event of a sale or transfer of ownership of the property.
- c. A nonconforming use shall not be expanded in scope or extent, except that it may be extended throughout an existing building or structure, provided that no structural alteration is made. In the event of any extension of a nonconforming use throughout an existing building or structure, all construction shall be performed in compliance with applicable building, zoning codes, and health codes. The addition of solar energy devices to a building is not a structural alteration.
- d. If a nonconforming use is interrupted by fire, flood, or other calamity it may be restored, provided that the restoration is completed no later than one (1) year from the date of the calamity that caused the use to be discontinued.

VI. MOBILE HOME AND RECREATIONAL VEHICLE PARK SITE PLAN SUBMITTAL

1. Mobile Home and Recreational Vehicle Park Site Plan Process

- a. Site Plan shall be submitted to the Planning and Zoning Commission at least two weeks prior to a regular meeting.
 - i. Level I Site Plan Application is required for the development of six (6) or fewer units
 - ii. Level II Site Plan Application is required for the development of seven (7) or more units
 - b. The applicant shall pay the Town of Bluff application fee at the time of submission.*
 - c. The application shall be signed by all owners of the property and the representing agent(s).
 - d. Complete applications shall be granted or denied within thirty (30) days unless an extension of time is approved by the applicant.
 - e. An application denied by the Planning and Zoning Commission may be appealed to the Town Council, which appeal must be submitted in writing within ten (10) days after denial is made by the Planning and Zoning Commission.
 - f. Applicant shall comply with all Town of Bluff business license requirements.
2. **All Site Plan Applications must show:**
- a. All zoning standards in this ordinance are met;
 - b. Applicable standards and requirements of state and local ordinances, obtaining written approval when necessary, are met;
 - c. The proposed street, trailer, modular home and/or vehicle space pad layout;
 - d. Any other data the Planning and Zoning Commission may require. (e.g. Traffic Study)
3. **Site Plan Review Criteria.** For all Mobile Home or Recreational Vehicle Parks the Planning and Zoning Commission shall review the proposed development plan to determine its compliance with the Town of Bluff General Plan.
4. **Reasons for Denial or Condition Requirements.**
- a. The Planning and Zoning Commission may approve with conditions to be made in the Site Plan in excess of the minimum standards contained in this chapter when determined to be necessary to ensure that the development will mix harmoniously with contiguous and nearby uses.
 - b. The Planning and Zoning Commission or Town Council can deny the approval if it is determined the requirements for approval cannot be met or if the proposed Recreational Vehicle Park would be of such character or in such a location that it would:
 - i. Create excessive costs for public services and facilities
 - ii. Endanger the health or safety of the public
 - iii. Negatively impacts sensitive flora/fauna within the environment
 - iv. Cause excessive air or water pollution, or soil erosion
 - v. Be inconsistent with any adopted general or specific plan of the area in which it is to be placed

- vi. Demonstrate danger of flood, fire, or other hazard

VII. VIOLATIONS, ENFORCEMENT AND PENALTIES.

Any violation of these standards will receive written notice and be given 7 days to remedy. If the owner fails to comply after this notice, and with the approval of the Mayor, RVs may be towed from the site at the owner's expense.

The Enforcement Official may seek legal or equitable relief to enjoin any acts or practices and abate any condition which may constitute a nuisance or a violation of this chapter at cost to the owner.

Violation of this Ordinance shall be punishable as a Class C Misdemeanor and the imposition of a fine as allowed by law.

Remedies Cumulative. The remedies provided for failure to comply with this chapter may be cumulative and in addition to any other remedy at law or equity.

1. Mobile Home and Recreational Vehicle Parks
 - a. Any Recreational Vehicle Park that fails to comply with any requirement under this chapter may result in the denial, suspension, or revocation of a Business License.
2. Individuals
 - a. RVs parked on residential streets will be noted on day 2, allowing one day to move along (referencing section III a.)