

ORDINANCE NO. 1-1-12 O

AN ORDINANCE AMENDING THE KANAB CITY LAND USE ORDINANCE, CHAPTER 13 "RECREATIONAL VEHICLE PARK", CHAPTER 20 "COMMERCIAL ZONES", AND CHAPTER 4 "SUPPLEMENTARY REGULATIONS" ALLOWING RECREATION VEHICLE PARKS IN THE C-1 & C-2 Zones

WHEREAS, U.C.A. 10-9a-102 provides that Kanab City may enact and modify ordinances it considers necessary or appropriate for the use and development of land within the municipality; and,

WHEREAS, the Kanab City Planning Commission conducted the necessary Public Hearing on November 18.

**NOW THEREFORE, BE IT ORDAINED** that the Kanab City Land Use Ordinance is amended to state as reflected in Attachment A.

All former codes or parts thereof conflicting or inconsistent with provisions of this Ordinance or of the Code hereby adopted are hereby repealed.

The provisions of the code shall be severable, and if any provision thereof, of the application of such provision under any circumstance is held invalid, it shall not affect any other provisions of this code or the application in a different circumstance.

This ordinance shall be effective upon the required posting.

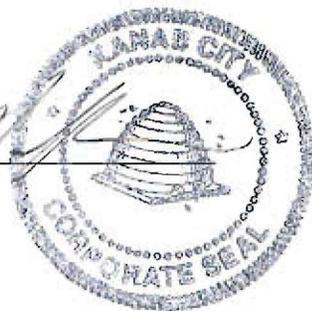
Passed and ordered posted this 10th day of January, 2012.

KANAB CITY



MAYOR

ATTEST:

  
RECORDER

# Kanab Land Use Ordinance- DRAFT TEXT AMENDMENTS

## Chapter 13- Recreational Vehicle Park

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### Section 13-1 Definition and Purpose

For purposes of this code, a recreational vehicle shall be defined as a trailer, camper, or motor home designed for sleeping by persons while traveling, but not intended as a permanent dwelling, and not constructed for permanent attachment to public utilities.

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this ordinance, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses.

### Section 13-2 Location and Use

~~A. A.~~—No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

~~B. B.~~—Recreational vehicle parks shall be generally located:

~~1. 1.~~—Adjacent to or in close proximity to a major traffic artery or highway.

~~2. 2.~~—Near adequate shopping facilities.

~~C. C.~~—Stored recreational vehicles may not be used for permanent living quarters.

~~C. D.~~—Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when such use is a permitted or a conditional use.

~~D. E.~~—Recreational vehicles may be accommodated in an approved and licensed Mobile home park, provided that:

~~1. 1.~~—The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of Mobile homes.

~~2. 2.~~—The recreational vehicle use area shall have direct access to a collector or arterial street.

~~E. E.~~—Recreational vehicle parks shall be connected to the municipal facilities of the City of Kanab.

~~F. F.~~—Park model homes are permitted where allowed in a recreational vehicle park.

G. Recreational vehicle parks may be located in the Downtown Overlay and Transitional Commercial Overlay provided that:

1. The use is consistent with the underlying Zoning District and is subject to specific review criteria, including site plan review, and Corridor Protection criteria as stated in Exhibit A or B of the Land Use Ordinance.
2. Recreational vehicle park ingress and egress is prohibited from Highway 89 or 89A; therefore, access is limited to side street(s). The Planning Commission shall ensure that sufficient measures are taken to ensure that patrons of the recreational vehicle park do not negatively impact traffic circulation.
3. Recreational vehicle park shall be set back a minimum of 120 feet from Highway 89 or 89A right-of-way.
  - a) At the set back line, visual screening shall be provided. This shall be a combination of fences, buildings, walls, hedges and other landscaping materials. The Planning Commission shall evaluate the visual screening as part of the site plan.
4. Recreational vehicle park shall be managed in conjunction with, and contiguous to a hotel or motel.
5. Recreational vehicle park applications shall be submitted in accordance with the Design Review and Site Development Standards enumerated in Chapter 9 of the Land Use Ordinance.

### Section 13-3 Approval

A recreational vehicle park may not be constructed unless first approved by the Kanab City Council. ~~After review of plans for said park by the Kanab City Planning Commission which insure that the proposed development will~~through the site planning process, which in addition to Chapter 9 shall have the following requirements:

- ~~A. Be in keeping with the general character of the district where it is proposed to be located.~~
- ~~A. B.~~ Be located on a parcel of land containing not less than two (2) acres, unless included in a mobile home park, Downtown Overlay, or Transitional Commercial Overlay, in which case no minimum area is required.
- ~~C. Have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.~~
- ~~D. Meet all standards and requirements of this Ordinance and of the Recreational Vehicle Park Ordinance upon its adoption.~~
- ~~E. Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper, and tent camps as defined in such Code.~~

~~F. Be designed by a qualified designer or design team. The determination of qualifications of such required professional individuals or firms shall be made by the Kanab City Planning Commission.~~

~~B. G.~~ Contain no more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto.

### **Section 13-4 ~~Application~~ Additional Requirements**

A. In conjunction with the site plan review, a An overall plan for development of a recreational vehicle park shall be submitted to the Kanab City Planning Commission for review. The plan shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:

1. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.
2. The proposed street and trailer or vehicle space pad layout.
3. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces, and total area to be developed.
4. Proposed location, number, and design of parking spaces.
5. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.

~~6. Any other data the Kanab City Planning Commission may require.~~

~~B. Applications for approval shall be in writing, submitted to the Kanab City Planning Commission at its regular meeting and shall be recommended for approval or disapproval to the Kanab City Council within thirty (30) days, unless an extension of time is approved by the Kanab City Planning Commission. An application recommended for approval or disapproval by the Kanab City Planning Commission shall be submitted to the Kanab City Council, which decision must be made in writing within fifteen (15) days after recommendation is submitted by the Kanab City Planning Commission to the Kanab City Council.~~

- B. Each operator of a recreational vehicle park shall procure an annual business license from Kanab City. Whenever, upon inspection of any recreational vehicle park, the City finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant to whom the license was issued, they shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the City shall re-inspect such park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such recreational vehicle park.
- C. A recreational vehicle may be located in a recreational vehicle park for a period of no more than 30 days. At the end of 30 days, the recreational vehicle shall be moved from the recreational vehicle park for a period of 14 days before returning to the site. If the owner of the recreational vehicle park is found to be in violation of this standard, the City shall remedy the violation immediately.
- D. Recreational vehicle park occupant shall not be allowed to erect temporary appurtenances or fixtures, excluding utilities (power, water, sewer, satellite tv), to the exterior of the recreational vehicle nor the area surrounding the recreational vehicle. Further, the occupant shall keep the area surrounding the recreational vehicle free from clutter, garbage and in good upkeep in order to maintain a clean environment.

Kanab Land Use Ordinance- DRAFT TEXT AMENDMENTS

Chapter 20- Commercial Zone

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Commercial Zone Land Use Chart

On the RV/Camp Park land use classification, need to add "P" for the C1, C2 and C3 Zones.

Kanab Land Use Ordinance- DRAFT TEXT AMENDMENTS

Chapter 4- Supplementary Regulations

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**Section 4-22 Temporary Lodging**

4. See Chapter 13 for Recreational Vehicle Park regulations.