

**ORDINANCE 2004-24**

**AN ORDINANCE AMENDING THE UNIFORM ZONING  
ORDINANCE OF TOOELE COUNTY, CHAPTER 11,  
RECREATIONAL VEHICLES AND COACH PARKS**

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF  
TOOELE COUNTY, UTAH AS FOLLOWS:**

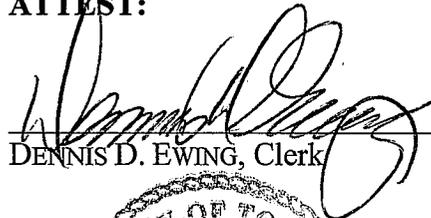
**SECTION I - AMENDMENT.** The Uniform Zoning Ordinance of Tooele County, Chapter 11, Recreational Vehicles and Coach Parks, hereby amended to read as attached hereto.

**SECTION II - REPEALER.** Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION III - EFFECTIVE DATE.** This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date, if more than 15 days after passage.

**IN WITNESS WHEREOF** the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 2<sup>nd</sup> day of November 2004.

**ATTEST:**

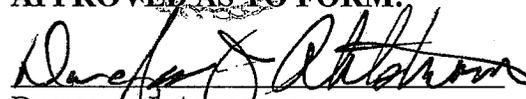
  
DENNIS D. EWING, Clerk

**TOOELE COUNTY COMMISSION**

  
DENNIS ROCKWELL, Chairman



**APPROVED AS TO FORM:**

  
DOUGLAS J. AHLSTROM  
Tooele County Attorney

Commissioner Rockwell voted aye  
Commissioner White voted aye  
Commissioner Lawrence voted aye

## CHAPTER 11

### RECREATIONAL USES AND RECREATIONAL COACH PARKS

#### Section

#### 11-1. Purpose.

#### 11-2. Location and use.

#### 11-3. Permanent residential placement of mobile and manufactured homes.

#### 11-1. Purpose.

To permit and regulate the development of facilities for recreational uses in appropriate districts and to require that recreational site 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 sites and parks are located, and to protect other uses and values contiguous to or near recreational areas.

#### 11-2. Storage and use of recreational coaches.

(1) No recreational coach, boat, tent, lean to, or camper shall be located, placed, used, or occupied for residential purposes in any zoning district. Their use shall be kept to a temporary recreational occupancy within recreational coach parks, campgrounds and as otherwise provided in this chapter.

(2) Recreational coaches, boats, and campers may be stored in an off-premise outside self service storage which allows recreational vehicles, but shall not be kept in a state of disrepair, damaged or inoperable.

(4) Recreational coaches, boats, and campers may be commercially displayed and sold in commercial and manufacturing districts when such use is permitted or conditionally permitted.

(5) No recreational coach, boat, tent, lean to, or camper shall be occupied except where a residential structure permit is issued for temporary placement as allowed in Chapter 4-26, Uniform Zoning Ordinance of Tooele County.

#### 11-3. Recreational coach parks.

(1) Recreational coach parks shall be located in an area that is adjacent to or in close proximity to recreational sites, trailheads, interstates, or arterial, roads or near adequate shopping facilities.

(2) No individual space in a recreational coach park shall be used by one individual coach and/or any space rented or leased to any one individual for more than 30 consecutive days, and no other space in that same

recreational coach park shall be used by that same coach for five consecutive days.

(3) Recreational coaches may be stored, in a confined area designated for coach storage only, but not used for living quarters.

(4) A recreational coach park shall not be constructed or operated, unless a conditional use permit is first approved by the planning commission, after review of plans the park which satisfy the Commission that the proposed development will:

(a) Be in keeping with the general character of the district where it is proposed to be located.

(b) Be located on a parcel of land containing not less than five acres.

(c) Have at least ten spaces completed and ready for occupancy before first occupancy is permitted.

(d) Meet all requirements of the Tooele County Health Department.

(e) 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 planning commission.

(f) Contain not more than 20 units per acre. The spaces may be clustered, to the total number of units permitted on one acre, multiplied by the number of acres in the development. No unit shall be closer than ten feet to other units. 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 and visitors.

(g) The plan shall be drawn to a scale not smaller than one inch to 50 feet. At least six copies of the plan shall be submitted. The plan shall show:

(i) The boundaries of the park, the topography of the site and adjoining properties, represented by contours shown at not greater than two foot intervals;

(ii) The arrangement of land uses within the park including, but not limited to, the location of community facility areas, playgrounds and open spaces, existing public rights-of-way both within and adjacent to the proposed park, and tabulations showing the per cent of area to be devoted to parks, playgrounds and open space, and individual campsites (campsites shall be identified by number) and total area to be developed;

(iii) A drainage plan that permits adequate surface drainage of the area, is compatible with plans for drainage of adjacent property, and conforms with any adopted plans;

(v) A circulation plan showing the location and widths of all streets with exits and entrances to public rights-of-way designated, as well as all pedestrian walkways within the park;

(vi) Generalized landscaping and utility layout and easements of record, including size and necessary specifications for water, sewer, natural gas, and electrical installations, and fire hydrants;

(vii) The name and address of the owners, operators, as well as the legal description of the area and the present zoning district;

(viii) An outdoor lighting plan illustrating locations and types of light fixtures; and

(ix) Any other data the Planning Commission may require.

(5) Campsites may be used by or for the following:

(a) Recreational vehicle/travel trailers;

(b) Cabins without plumbing, to a maximum of 400 sq. ft.;

(c) Camping equipment;

(d) Convenience store and retail space with a maximum of 3,000 sq. ft.; and

(e) On-site manager housing.

(6) Each recreational vehicle/travel trailer shall display a current license plate.

(7) A recreational coach park may obtain a temporary conditional use permit to allow for temporary worker stays with the following conditions:

(a) those recreational vehicles must leave the recreational coach park seven days upon completion of the construction project;

(b) only those camp sites that are specifically permitted by the planning commission are used for the worker stays;

(c) the recreational vehicles being used remain licensed;

(d) the conditional use permit expires seven days after completion of the construction project; and

(e) any other conditions that the planning commission deems necessary to mitigate impacts to the other campers and surrounding landowners.

#### **11-4. Temporary Use Of Recreational Coaches In Multiple-Use And Agricultural Districts During Recognized Hunting, Fishing Or Other Sports Activity Seasons.**

(1) Recreational coaches may be used in M-U and A Districts for hunting, fishing, or other sports activity during recognized hunting, fishing, or other seasons.

(2) The recreational coach owner shall obtain a letter of authorization of temporary occupancy from the appropriate public agency or from the owner of the land if the owner requires prior permission.

(3) No such recreational coach shall be located and occupied in any Multiple-use or Agricultural District for longer than 30 days in any one month or 60 days in any calendar year, or for any general habitation purpose other than for activity in a recognized and on-going outdoor recreational pursuit.

(4) The above requirements shall not govern in campgrounds or camping areas that are provided, regulated or administrated by local, county, state, or federal officials or agencies.