

Section 640.5. RECREATIONAL VEHICLE PARKS

The following guidelines shall apply to all recreational vehicle parks both public and privately owned. The County Planning Commission may require other conditions be met to ensure that the enjoyment and use of nearby properties is not disturbed or hindered and that the environment and aesthetics of the area is not threatened. The Commission must also make sure that the adverse impacts between a recreational vehicle park and surrounding land uses are minimized.

Privately owned and operated recreational vehicle parks, shall submit a plan of operation or park guidelines to the Commission for review. The plan of operation or guidelines shall be given to all park occupants and posted in a highly visible public area for all park occupants to view.

No person shall construct or expand any recreational vehicle park unless they hold a valid permit issued by the County Planning Commission in the name of such person for the specific purposed construction, alteration or extension. All applicable permits or documentation of meeting the guidelines mentioned in this section must be presented to the County Planning Commission before park operation or occupation will be allowed.

No person shall operate any recreational vehicle park unless they hold a valid license issued annually by the County Planning Commission in the name of such person for the specific recreational vehicle park.

Every person holding a license shall give notice in writing to the County Planning Commission within twenty-four (24) hours of having sold transferred, given away, or otherwise disposed of interest in or control of any recreational vehicle park. Such notice shall include the name and address of the person succeeding in ownership or control of such recreational vehicle park. Upon receiving written notice of transfer, the license shall be transferred if the recreational vehicle park complies with all applicable provisions of this ordinance.

Definitions

1. **Recreational Vehicle:** A motor home, travel trailer, truck camper, or camping trailer with or without motive power designed for human habitation for recreational or emergency occupancy. This shall not include mobile or modular homes. Vehicles shall not exceed forty-five (45) feet in length and shall not exceed one hundred two (102) inches in width.
2. **Recreational Vehicle Park:** Any property where one or more lots are rented or leased to users of recreational vehicles and which are occupied for temporary purposes.
3. **Camping Party:** A person or group of persons occupying any site within a park.
4. **Public:** Refers to a recreational vehicle park owned and operated by a government body located in the county.
5. **Private:** Refers to a recreational vehicle park owned and operated by an individual or group.

Site Plan Requirements

1. A site plan of the proposed park, prepared at a scale of not less than 1" = 100', shall be submitted with an application for a conditional use permit for review and consideration by the County Planning Commission.
2. All drainage and public utility facilities shall be shown and proposed methods of storm water removal; waste removal; and water distribution shall be stated on the plan.
3. All points of ingress and egress must clearly be shown.
4. All provisions of the Dakota County Zoning Ordinances not in conflict shall apply.

Occupancy

Occupancy of each site is limited to one (1) recreational vehicle, two (2) automobiles or truck, and one (1) miscellaneous recreational vehicle including but not limited to boats and all-terrain vehicles, accommodating one camping party. Recreational vehicle parks shall be allowed to operate from April through October in a calendar year, being closed for the remainder of the year. Private recreational vehicle parks may establish their own times of operation, but they must fall between the months of April through October each year. Recreational vehicle parks must close by October 31 of each year and shall open no earlier than April 1 of each year. No permanent or year around occupancy is allowed in recreational vehicle parks and all vehicles must be licensed and road worthy.

Tent camping shall be allowed in recreational vehicle parks. No more than two (2) tents shall be allowed on each lot. Tent camping shall be allowed under the same date guidelines stated above for recreational vehicles.

Portable storage sheds are permitted in recreational vehicle parks. All sheds shall be constructed of wood products, painted and have asphalt shingled roofs. Sheds shall not exceed one hundred twenty (120) total square feet. Sheds must be portable.

Design Standards

1. **Park size:** Minimum shall be five (5) acres, maximum shall be twenty (20) acres.
2. **Minimum lot size:** Fifty (50) feet in width by one hundred (100) feet in length.
3. **Minimum setbacks:**
 - a. Interior road: Ten (10) feet.
 - b. Public street, road, or highway: Fifty (50) feet from right of way.
 - c. The distance from any residential area shall be five hundred (500) feet. This setback shall be an open space and is not to be used for any recreational activities. In addition, a five (5) foot strip of land adjacent to any residential area shall be planted with trees of a species, which will form a screen and act as a noise barrier:
 - d. Recreational vehicle parks shall be located at least one thousand (1,000) feet from one another to maintain the aesthetics of the area.

Parking

One visitor parking space shall be provided for every five (5) recreational vehicle sites or fraction thereof. No vehicle parking shall be allowed on any interior roads.

Facilities

1. **Recreation:** A recreation area of at least five thousand (5,000) square feet shall be allowed in a recreational vehicle camp. Recreation equipment such as a playground, picnic tables, and a service building including toilets, showers, and laundry can be located within the recreation area.
2. **Sanitation:** A minimum of one (1) toilet and one (1) lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.
3. A minimum of one (1) shower for each sex is required.
4. Trailer sanitation stations designed to receive the discharge of sewage holding tanks for self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which individual sites are not provided with drain or sewage inlets that meet State of Nebraska regulations.
5. Trash containers shall be located within three hundred (300) feet of every recreational vehicle site and enclosed on three (3) sides with a solid wood or masonry fence six feet in height. Park owners must make the Commission aware of the arrangements made for trash pick up and removal from the area to help ensure the aesthetic beauty of the given area. Park owners are responsible for trash disposal.

Commercial activities: All proposed commercial activities for a recreational vehicle park shall be submitted to the County Planning Commission for approval. Laundry and vending machine services shall be allowed for park occupant and visitor use only. All other commercial activities must be approved by the Commission.

Recreational Vehicle Site Design Standards

Separation: Recreational vehicle parking pads shall be located to maintain a ten (10) foot separation between recreational vehicles.

Landscaping: At least twenty-five percent (25%) of each site shall be landscaped and shall include a non-deciduous tree of at least fifteen (15) gallon size and be indigenous to the area. The trees and other landscaping materials must be maintained by park owners.

Parking: Each site shall include a parking space for one (1) automobile.

Access: Each site shall have direct access to a main driveway.

Water supply: Any public or private supply of water for domestic purposes shall conform to Nebraska Department of Health standards for water quality. Private wells shall be located and designed in accordance with local and State requirements. Permits or documentation shall be presented to the Commission by park owners/operators.

Sewage disposal: All premises used for human occupancy shall be provided with an approved and adequate method of sanitary sewage disposal which shall be maintained in accordance with acceptable practices and applicable regulations. The requirements of this paragraph shall be administered and enforced in

conjunction with other applicable County and State regulations. All sanitary sewer facilities and waste disposal practices shall be subject to the applicable state, county, and city standards, criteria, rules, and regulations. All private and on-site sewage and other sanitary waste disposal systems including septic tanks and soil absorption systems shall be subject to the following:

1. Systems shall conform to applicable standards, criteria, rules, and regulations of the State and County with respect to size, construction, use and maintenance.
2. The location and installation of septic tanks and soil absorption systems shall be such that, with reasonable maintain, they will function in a sanitary manner and will not create a nuisance, endanger the quality of any domestic water supply, or pollute or contaminate any public water. Consideration shall be given to the size and shape of the lot, slope of natural and finished grade, soil permeability, high ground water elevation, geology, proximity to existing or future water supplies, accessibility for maintenance, and possible expansion of the system in determining a suitable: location.

The County Planning Commission shall be provided with the necessary permits and paperwork from the appropriate agencies to show that the above conditions have been met. Park owners are responsible for sewage disposal and removal.

Vegetation: Clear cutting and intensive vegetation clearing shall be prohibited.

Fire: Fire pits or fire rings must be provided in accordance with State and County fire code regulations. Documentation shall be provided to the Commission that State and/or County codes would not be violated and that surrounding areas are not put into immediate or undue stress from fires.

Speed limits: Reasonable speed limits shall be posted by park owners.