

ORDINANCE NO. 2007-12

AN ORDINANCE ESTABLISHING THE REQUIREMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF RECREATIONAL VEHICLE PARKS WITHIN THE CITY OF CLINTON, PROVIDING FOR THE PERMITTING THEREOF AND FOR OTHER PURPOSES

WHEREAS, The current zoning Ordinances for the City of Clinton do not adequately provide for the proper construction, maintenance or oversight of recreational vehicle parks as they do for the development of land for other purposes; and,

WHEREAS, The growth of the City of Clinton has created the need and desire to develop various sites as recreational vehicle parks; and,

WHEREAS, The Clinton City Council desires that such development be controlled and developed as any other land use project within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLINTON, ARKANSAS, AS FOLLOWS:

Section 1. Definitions

The following definitions shall apply as related to this ordinance:

Recreational Vehicle (RV) – Any vehicle, whether self propelled or pushed or towed, of any kind that is designed and manufactured or modified to allow for human occupancy or habitation including sleeping quarters but not necessarily including running water or sewer or electrical or gas connections.

Recreational Vehicle Park (RV Park) – Any tract of land designed to allow or accommodate two or more RV's at one time in exchange for the payment of rent, fees, costs or compensation or remuneration of any kind.

Section 2. It shall be unlawful for any person, firm or entity of any kind to construct and or operate an RV Park within the City of Clinton without

having first complied with the requirements of this Ordinance. This ordinance shall not apply to commercial locations that offer RVs for sale or lease and do not provide overnight sites for owners to occupy.

Section 3. Prior to the construction of any RV Park within the City of Clinton, the applicant shall apply for a permit from the City of Clinton, through its Zoning Official. The application for said permit shall include the following:

1. The name, address and phone number of the applicant.
2. The location and legal description of the proposed RV Park.
3. A plat showing the proposed number of sites or spaces designed for accommodating RVs, proposed internal streets, drainage plans, electrical and plumbing hookups and site grading.
4. Plans for any and all building to be constructed on the property.
5. Copies of all licenses or permits required by the State of Arkansas.
6. The design plan showing compliance with the general requirements of this Ordinance.
7. The appropriate fee for site preparation, building permits, sign permits or other fees required by this or other City ordinances.

Section 4. General Requirements:

1. RV Parks are only allowed in areas that are zoned to allow such a use.
2. Underpinnings of RVs in extended stay sites must be constructed according to the manufacturers specifications or otherwise be approved by the Clinton Zoning Official as not constituting a nuisance or violating any of Clinton's land use or zoning regulations or ordinances.
3. Any and all RV parks must provide a minimum of fifteen (15) spaces available for lease or rent.
4. Each individual site in an RV Park must have individual hook ups for water, sewer and electricity. Gas hook ups are optional but if supplied they must be separate for each site.

5. Only one RV shall be allowed in any one space at any one time.
6. All individual sites must be numbered with the areas within the Park identified.
7. All RV Parks must have a contract for trash pickup for the entire park at the time of application for a permit. Any changes in the provider of trash pickup to the Park must be identified to the Clinton Zoning Official.
8. The RV Park must install and maintain adequate fire Hydrants according to the specifications of the Clinton Fire Chief so as to provide fire service equal to the city's ISO rating at the time of the application.
9. Fencing is required along any property line of the proposed RV Park that adjoins any residentially zoned property. Fences must be constructed according to Clinton requirements as provided in the zoning and land use Ordinances of the City of Clinton.
10. The planting of shrubbery as a barrier is allowable provided said plantings comply with the same requirements as fencing.
11. All plumbing and electrical connections must meet City of Clinton requirements and be inspected by the Clinton Zoning official prior to being covered in any manner.
12. All sites, internal streets and drainage must meet City of Clinton requirements and must be inspected by the Clinton Zoning official prior to and during construction.
13. All sites must be on a reasonably level grade of no more than two inch (2") of fall for each 12 feet (12') of length and must meet the state requirements of distance apart.
14. All signage for the Park shall meet City of Clinton specifications and shall be permitted separately.
15. All contractors working on the construction of the Park shall meet the licensing requirements of the State of Arkansas.
16. All designs, architectural drawings or other plans submitted for the design or plans of the proposed RV Park shall be done by a licensed engineer or architect.

Section 5. If any individual site is leased or rented for an extended stay of six (6) months or more without the movement of the RV from the site, the Clinton Zoning official must be informed and the site reinspected every six months for as long as the RV remains. Any extended stay site is subject to the provisions of Clinton Nuisance Ordinance.

Section 6. Inspections

Each RV Park shall be inspected as follows:

1. When utilities are laid but prior to any covering of any kind.
2. Before the pouring of any foundation pad.
3. After framing of any building but prior to being covered in any manner.
4. Upon completion of project but prior to opening for business.
5. Every six (6) months for extended stay sites.

Final Inspections will include review and sign offs of the Clinton Zoning official as well as the Street Department, Fire Department and the Water and Sewer Department.

Section 7. Fees

The following fees shall apply to the provisions of this Ordinance:

1. Plan Review \$ 350.00
2. Inspection fee (per Inspection) \$ 100.00
3. Building fees per building on property \$ 50.00 (1st 500 feet)
Plus \$.05 per foot thereafter not to exceed \$150.00 per building)

Section 8. A violation of the requirements of this Ordinance shall subject the offender to a fine of up to \$250.00 per occurrence. For purposes of this Ordinance each day that a project proceeds without the proper permit and fee or each day a violation continues after the project is open for business shall constitute a separate occurrence.

PASSED: September 13, 2007



Roger L. Rorie
Roger Rorie, Mayor

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Merl Eoff, Recorder/Treasurer/Clerk, CMC

APPROVED AS TO LEGAL FORM:

Brad A. Cazort, City Attorney