

Chapter 17.27

CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

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17.27.010 DEVELOPMENT STANDARDS.

A. Site Conditions. Conditions of soil, groundwater level, drainage and topography shall not

create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

- B. Soil and Groundcover. Exposed ground surfaces in all parts of the campground or recreational vehicle park shall be paved, or covered with stone screening or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

17.27.020 SIZE AND DENSITY OF CAMPING SPACES AND RECREATIONAL VEHICLE SPACES

- A. Minimum Camping Space Size. Each tent or recreational vehicle camping space shall contain a minimum of one thousand five hundred (1,500) square feet and shall have a minimum width of twenty-five (25) feet.
- B. Parking. Each camping or recreational vehicle space shall contain one (1) paved vehicle parking space with a minimum length of twenty (20) feet and a minimum width of nine (9) feet. For recreational vehicle camping spaces, an additional paved area with a minimum length of thirty-five (35) feet and a minimum width of 12 (twelve) feet shall be provided. No part of a recreational vehicle or other camping unit placed on the camping space shall be closer than five (5) feet to the edge of the camping space.
- C. Required Separation Between Recreational Vehicles. Recreational vehicles shall be separated from each other and from buildings by at least ten (10) feet. Any projections, such as attached awnings for purposes of this separation requirement shall be considered to be part of the recreational vehicle.
- D. Space Identification. Each space for the parking of a recreational vehicle or tent camping space shall be identified by numbers, a minimum of three (3) inches in height, posted in a conspicuous place at the front of the space.

17.27.030 STREETS AND PARKING.

- A. Interior Streets. All interior two-way streets shall be twenty-eight (28) feet minimum width and all interior one-way roads shall be twenty (20) feet minimum width. All streets shall be paved and shall be designed for the safe and convenient movement of vehicles, bicyclists and pedestrians.
- B. Parking Requirements. At least one and one-fifth (1 1/5) off-street parking spaces shall be provided in the campground or recreational vehicle park per each camping or recreational vehicle space. No on-street parking will be permitted.

17.27.040 ACCESSORY USES.

- A. Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a campground or recreational vehicle park are permitted as accessory uses to the campground or recreational vehicle park.
- B. In addition, stores, restaurants and other convenience establishments shall be permitted as accessory uses in campgrounds and recreational vehicle parks in zone districts where such uses are not allowed as principal uses, subject to the following restrictions:
 - 1. Such establishments and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the campground or recreational vehicle park.
 - 2. Such establishments shall be restricted in their uses to occupants of the campground or recreational vehicle park.
 - 3. Such establishments shall present no visible evidence from any street outside the campground or recreational vehicle of their commercial character which would attract customers other than occupants of the campground or recreational vehicle park.

17.27.050 OPEN SPACE AND RECREATIONAL AREAS.

- A. A general area or areas amounting to not less than ten (10) percent of the gross area of any campground and recreational vehicle park, excluding any area dedicated as public right-of-way, shall be developed for passive park and/or active recreation uses. The minimum size required shall be no less than five thousand (5,000) square feet, regardless of campground or recreational vehicle park size, measuring no less than fifty (50) feet on any side.
- B. Such areas shall not include any area designated as a camping space or recreational vehicle space, storage area, required buffer, screen or setback, service building, sanitary facility, or waste station area.

17.27.060 SETBACKS, LANDSCAPING AND FENCING.

- A. Setbacks. Each campground and recreational vehicle park shall set aside along the perimeter of the facility the following areas which shall be landscaped and used for no other purpose:
 - 1. Minimum front setback. Twenty-five (25).
 - 2. Minimum side and rear setback. When abutting residential zones or land uses, the side setback shall be fifty (50) feet; when abutting a dedicated public

right-of-way, the side setback shall be twenty-five (25) feet on the side street; when abutting any other zone or land use, the side setback shall be fifteen (15) feet along the interior lot line.

- B. Landscaping. A landscaping plan prepared by a licensed landscape architect must be submitted as part of the campground or recreational vehicle park development plan. The design of the landscaping must mitigate the visual impact of the campground or recreational vehicle park on the surrounding area.
- C. Boundary Fencing. Except for the front boundary, each campground or recreational vehicle park shall be enclosed by a solid fence or wall not less than six (6) feet in height.

17.27.070 UTILITIES.

- A. All Utilities Underground. All public utilities within a campground or recreational vehicle park shall be underground.
- B. Potable Water Supply. The potable water supply for a campground or recreational vehicle park shall be provided by a delivery system that is owned and operated by the Ute Water Conservancy District. The water system shall be connected to all service buildings and all recreational vehicle spaces in compliance with the standards set by the Ute Water Conservancy District. In addition to other provisions of this Title 17, the water distribution system within a campground or recreational vehicle park shall meet the following minimum standards:
 - 1. The water distribution system shall be designed, constructed and maintained in compliance with State Department of Public Health and Environment regulations and Ute Water Conservancy District regulations to provide a safe, potable and adequate supply of water.
 - 2. Tent camping spaces shall be provided with common use water faucets located no more than one hundred fifty (150) feet from any tent camping space.
 - 3. A water station for filling water storage containers shall be provided at a rate of one (1) water station for every one hundred (100) spaces (both camping and recreational vehicle spaces), with a minimum of one water station per campground or recreational vehicle park.
- C. Wastewater Disposal and Collection. Facilities shall be provided and properly maintained for the collection and disposal or treatment of wastewater.
 - 1. When the city's wastewater collection system is available, all plumbing fixtures, building sewers and camping and recreational vehicle space sewers shall be connected thereto in compliance with all city regulations and policies. If the city's wastewater system is not available, a private sewage collection and disposal facility meeting requirements of the State Water Quality Control Commission, the

State Department of Public Health and Environment and Mesa County Health Department shall be installed and all plumbing fixtures, building sewers, and camping and recreational vehicle space sewers shall be connected thereto in compliance with all city regulations and policies.

2. Solid and liquid wastes shall not be discharged or otherwise disposed of on the surface of the ground or into any well, cave, open ditch, stream, lake or reservoir.

D. Wastewater Collection.

1. Individual wastewater connections shall be provided at each recreational vehicle space and shall meet the following requirements: A four (4) inch inside diameter wastewater lateral and riser pipe with the surrounding ground graded to drain from the rim of the riser pipe. The wastewater lateral shall be properly trapped and vented if recreation vehicles without individually trapped and vented plumbing fixtures are accommodated.
2. Recreational vehicles with a drain hose less than three (3) inches in diameter shall be connected with reducers and a screw or clamp-type fittings.
3. A sanitary waste station meeting all city regulations for removing and disposing of waste from self-contained recreational vehicle sewage holding tanks shall be provided for each one hundred (100) recreational vehicle spaces.

E. Electricity and Natural Gas.

1. An electric outlet shall be provided for each recreational vehicle space. The installation shall comply with all adopted building codes. Such electrical outlets shall be weatherproof.
2. Street and yard lights shall be provided in such number and intensity as to ensure safe movement of vehicles and pedestrians at night. A light shall be located at each outside entrance of the service buildings, which shall be kept lighted during hours of darkness.
3. Where natural gas is provided, the installation shall comply with all adopted building codes.

17.27.080 FIRE PREVENTION AND PROTECTION.

- A. All campgrounds and recreational vehicle parks shall comply with the adopted building codes and the NFPA (National Fire Protection Association) 1194 Standard for Recreational Vehicle Parks and Campgrounds.
- B. No outdoor fires will be allowed except in grills, ovens, stoves or provided fire boxes.

17.27.090 SANITARY FACILITIES.

- A. Sanitary facilities shall be provided and installed in accordance with the city's adopted building codes (Title 15 of the Fruita Municipal Code).
- B. Required toilet, lavatory and bathing facilities shall be provided in the following minimum numbers:

Recreational vehicle spaces or campsites	Toilets		Urinals	Lavatories		Showers	
	M	F	M	M	F	M	F
15	1	1	1	1	1	1	1
16 - 30	1	2	1	2	2	1	1
31 - 45	2	2	1	3	3	1	1
46 - 60	2	3	2	3	3	2	2
61 - 80	3	4	2	4	4	2	2
81 - 100	3	4	2	4	4	3	3
101 - 120	4	5	3	5	5	4	4

M = Male
F = Female

- C. No portable toilets will be allowed in campgrounds or recreational vehicle parks.

17.27.100 MISCELLANEOUS REQUIREMENTS.

- A. Liquid petroleum storage containers for use with individual recreational vehicle sites shall be limited to one hundred (100) pound size.
- B. Storage buildings, lean-tos, bins or other outside storage facilities (other than waste storage facilities, e.g. trash cans) shall not be allowed at camping or recreational vehicle spaces.

17.27.110 PERMANENT OCCUPANCY PROHIBITED.

- A. No recreational vehicle or tent shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond one hundred and eighty (180) days in a calendar year shall be presumed to be permanent occupancy; however, twenty-five percent (25%) of the recreational vehicle spaces in a recreational vehicle park may be occupied as a recreational vehicle residence for more than six (6) months in a calendar year.

- B Any action toward removal of wheels of a recreational vehicle except for temporary purposes of repair or to attach the trailer to the grounds for stabilizing purposes is hereby prohibited.

17.27.120 RESPONSIBILITIES OF MANAGEMENT.

- A. Enforcement of Regulations. The owner or operator of any campground or recreational vehicle park shall arrange for the management and supervision of such facility so as to enforce or cause compliance with the provisions of this Chapter.
- B. Maintenance. The owner, operator or attendant of every campground or recreational vehicle park shall assume full responsibility for maintaining in good repair and clean condition all facilities of the campground or recreational vehicle park.
- C. Business License. Every owner or operator of a campground or recreational vehicle park shall obtain and continuously maintain in effect a business license pursuant to Title 5 of the Fruita Municipal Code.
- D. Office. In every campground or recreational vehicle park there shall be a designated office building in which shall be located the office of the person in charge of said facility. A copy of all required city and State licenses and permits shall at all times be kept in said office.
- E. Management Duties. It shall be the duty of the attendant or person in charge, together with the owner or operator, to:
 - 1 Keep at all times a register of all tenants (which shall be open at all times to inspections by state, county and federal officials and City of Fruita officials) showing for all tenants:
 - a. Name of party;
 - b. Dates of entrance and departure;
 - c. License numbers of all recreational vehicles, towing vehicles or and automobiles; and
 - d. States issuing such license.
 - 2 Maintain the campground or recreational vehicle park in a clean, orderly and sanitary condition at all times;
 - 3 See that provisions of this Chapter are complied with and enforced and report promptly to the proper authorities any violations of law, which may come to his or her attention;
 - 4 Report to local health authorities all persons known to the owner or manager to be infected with any communicable diseases.
 - 5 Prohibit the use of any tent or recreational vehicle by a greater number of occupants than that which it is designed to accommodate, and prohibit stays beyond the time limits identified in this Chapter of the Land Use Code; and
 - 6 Promptly report all violations of State, federal or municipal law that occur within the boundaries of the facility.