

PIUTE COUNTY

STATE OF UTAH

MOBILE HOME & RECREATIONAL VEHICLE ORDINANCE

ORDINANCE ADOPTION

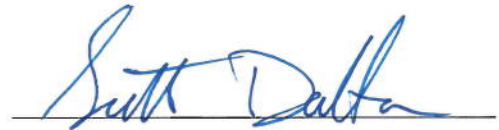
PIUTE COUNTY, UTAH
ORDINANCE NO. 2024-121608

MOBILE HOMES & RECREATIONAL VEHICLES

AN ORDINANCE ESTABLISHING A RECREATIONAL VEHICLE ORDINANCE,
REGULATING THE USE OF RECREATIONAL VEHICLES WITHIN THE
UNINCORPORATED AREAS OF PIUTE COUNTY, STATE OF UTAH.

WHEREAS, the Board of Piute County Commissioners, as the governing body of Piute County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the County, to establish and adopt a Recreational Vehicle Ordinance.

NOW THEREFORE BE IT ORDAINED AND ENACTED by the Board of Piute County Commissioners, State of Utah to amend the Subdivision Ordinance for Piute County, State of Utah on this 16 day of December, 2024.



Scott Dalton
Chair, Piute County Commission

ATTEST:



Kali Gleave
Piute County Clerk/Auditor

TABLE OF CONTENTS

CHAPTER 1 INTENT	1
CHAPTER 2 DEFINITIONS.....	2
CHAPTER 3 LOCATION	4
3-1 Mobile Homes.....	4
3-2 Recreational Vehicles	4
3-3 Park Models	4
3-4 Storage	4
3-5 Utility Connections	4
CHAPTER 4 APPROVAL	5
4-1 Recreational Vehicle Parks	5
4-2 Recreational Vehicle Subdivisions	5
CHAPTER 5 STANDARDS AND REQUIREMENTS	6
5-1 Recreational Vehicle Parks	6
5-2 Recreational Vehicle Subdivisions	7
CHAPTER 6 NONCONFORMING UNITS	8
CHAPTER 7 PENALTY	8

CHAPTER 1 INTENT

The intent of this Ordinance is to require that recreational vehicle developments will be of such character as to promote the objectives and purposes of the Piute County Zoning Ordinance; protect the integrity and characteristics of the districts contiguous to those in which recreational vehicles are located; and to protect other land use values contiguous to or near recreational vehicle developments. The following factors were considered throughout the implementation of this Ordinance:

1. **INFRASTRUCTURE AND SERVICES:** RV occupancy can impact local infrastructure and services such as potable water, wastewater disposal, and electricity. The County shall assess whether the existing infrastructure can support additional RV occupancy without overburdening resources or compromising safety.
2. **HEALTH AND SAFETY:** There are several health and safety concerns associated with RV occupancy, including compliance with building codes, fire safety regulations, and sanitation requirements. This Ordinance shall establish guidelines for safe RV use to protect residents and maintain community well-being.
3. **TEMPORARY HOUSING NEEDS:** Allowing temporary RV occupancy can be beneficial in certain situations, such as during natural disasters, construction of a permanent dwelling or other structure, housing shortages, or for employee housing.
4. **COMMUNITY IMPACT:** This Ordinance aims to ensure RVs do not:
 - a. affect the aesthetics of the neighborhood or property values;
 - b. create noise, traffic, or other disruptions; or
 - c. pose a threat to the health, safety, or general welfare of the occupants or adjacent properties of any RV.
5. **ENFORCEMENT AND MONITORING:** This Ordinance establishes mechanisms to enforce regulations and monitor RV occupancy. This includes establishment of permits, inspections, and addressing any violations or complaints. Adequate enforcement ensures that RV occupancy remains within the intended guidelines.

CHAPTER 2 DEFINITIONS

This Ordinance shall be interpreted using the definitions provided in the Piute County Zoning Ordinance, except for, in addition to, or as modified by the following:

AUTOMOBILE SPACE. A plot of ground within a recreational vehicle park, designated and intended for the accommodation of at least 1 automobile or vehicle.

CONSTRUCTION CAMP. Temporary occupancy of a mobile home, recreational vehicle, or any other non-permanent structure during the period of construction. Construction jobs may include, but are not limited to: dwellings, structures, public works or infrastructure developments, mines, etc.

DEVELOPED (LOT OR PARCEL). For the purposes of this Ordinance, a lot or parcel with a dwelling unit constructed on the property. Lots or parcels only containing accessory buildings such as sheds, garages, barns, well houses, etc. shall not qualify as “developed”.

LOT. Any tract of land that is created by and shown on a subdivision plat or record of survey that has been approved by the Board of Piute County Commissioners and recorded or filed in the Office of the County Recorder.

MANUFACTURED HOME. A transportable factory-built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in 1 or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MOBILE HOME. A transportable factory-built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code).

MOBILE HOME PARK. A tract of land approved by the County for occupancy by mobile homes for residential use.

MOBILE HOME SUBDIVISION. A subdivision designed and intended for residential use where the lots are to be individually owned or leased and occupied by mobile homes exclusively.

PARCEL. Any tract of land or real property that is not part of a subdivision.

PARK MODEL RECREATIONAL VEHICLE (PMRV). A unit that: is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use; is not permanently affixed to real property for use as a permanent dwelling; requires a special highway movement permit for transit; and is built on a single chassis mounted on wheels with a gross trailer area not exceeding 400 square feet in the setup mode.

PERMANENT LIVING. The occurrence of 1 or more persons occupying a Recreational Vehicle for longer than 30 days in any 60-day period.

PERMANENT UTILITIES. For the purposes of this Ordinance, permanent utilities shall include any connections to electrical, telecommunications, gas, water supply, and/or wastewater disposal lines or systems. Self-contained utilities that are affixed to, or part of the recreational vehicle do not apply to this Ordinance.

RECREATIONAL VEHICLE (RV). A vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational or vacation use, that is either self-propelled or pulled by another vehicle. “Recreational Vehicle” includes: a travel trailer; a camping trailer; a motor home; a fifth wheel trailer; and a van.

RECREATIONAL VEHICLE PARK. An area of land where spaces are rented commercially to 1 or more owners or users of recreational vehicles.

RECREATIONAL VEHICLE SPACE. A plot of ground within a recreational vehicle park, designated and intended for the accommodation of at least 1 recreational vehicle.

RECREATIONAL VEHICLE SITE. A plot of ground within a recreational vehicle park, designated and intended for at least 1 recreational vehicle space, 1 automobile space, and open space for picnic tables, firepits, etc.

TEMPORARY LIVING. The occurrence of 1 or more persons occupying a Recreational Vehicle for 30 days or in any 60-day period.

VACANT (LOT OR PARCEL). For the purposes of this Ordinance, a lot or parcel without a dwelling constructed on the property.

CHAPTER 3 LOCATION

3-1 Mobile Homes

No mobile home, mobile home park or mobile home subdivision shall be located anywhere within the unincorporated areas of Piute County without written approval of the Piute County Building Official.

3-2 Recreational Vehicles

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

3-3 Park Models

PMRVs occupied for transient accommodation purposes shall be permitted in an approved RV park in a commercial zoning district and shall be prohibited in all other zoning districts. PMRVs occupied for permanent residential living shall only be permitted if placed on a permanent foundation and approved by the Piute County Building Official.

3-4 Storage

Recreational vehicles which are unoccupied for living purposes may be unoccupied and stored on a private lot or parcel of land, provided they do not violate any required setbacks for front, rear or side yards.

3-5 Utility Connections

3.5.1 Vacant Properties. On a *Vacant* lot or parcel, no recreational vehicle shall be connected to any permanent utility in any district except within an approved and licensed recreational vehicle park and as otherwise provided herein.

3.5.2 Developed Properties. On a *Developed* lot or parcel, a recreational vehicle may be temporarily connected to permanent utilities, but permanent occupancy shall be prohibited.

3.5.3 Exceptions. Permanent utilities may be temporarily extended a recreational vehicle via conditional use permit for a construction camp. Evidence of an active building permit from the Piute County Building Department shall be required prior to consideration of the conditional use by the Planning Commission.

The conditional use permit shall be valid during the period of construction or work relating to the Construction Camp and shall expire 30 days after the applicable work is completed.

After the work is completed, the temporary mobile home or structure shall be removed from the premises and the recreational vehicle or travel trailer may either be a) removed from the premises or b) disconnected from all infrastructure and utilities and stored on the property, not to be occupied for permanent living purposes.

CHAPTER 4 APPROVAL

4-1 Recreational Vehicle Parks

Recreational Vehicle Parks may be approved by the Piute County Planning Commission and County Commission in locations permitting such use in this Ordinance. Before approval is granted, the-Piute County Planning Commission shall find the proposed development will:

1. Be placed within a parcel of land appropriately zoned for such use.
2. Be placed on a parcel of land of not less than 2 acres, unless modified by a planned unit development.
3. Meet all standards and requirements of this Ordinance, and all other applicable Ordinances, except where these are modified by approval of a planned unit development.
4. Comply with the State of Utah's regulations for recreational vehicle park sanitation.
5. Ensure that each recreational vehicle site meets the requirements of this Ordinance.

4-2 Recreational Vehicle Subdivisions

Recreational Vehicle Subdivisions may be approved by the Piute County Planning Commission and County Commission in locations permitting such use in this Ordinance. Before such approval may be granted, the Piute County Planning Commission shall find that the proposed development will:

1. Be placed within a parcel of land appropriately zoned for such use.
2. Be placed on a parcel of land of not less than 2 acres, unless modified by a planned unit development.
3. Meet all standards and requirements of this Ordinance, and all other applicable Ordinances, except where these are modified by approval of a planned unit development.
4. Comply with the State of Utah's regulations for recreational vehicle park sanitation.
5. Ensure that each recreational vehicle site meets the requirements of this Ordinance.
6. Proposed RV lot sizes shall not be less than 4,356 sq. ft., or 0.10 acres.

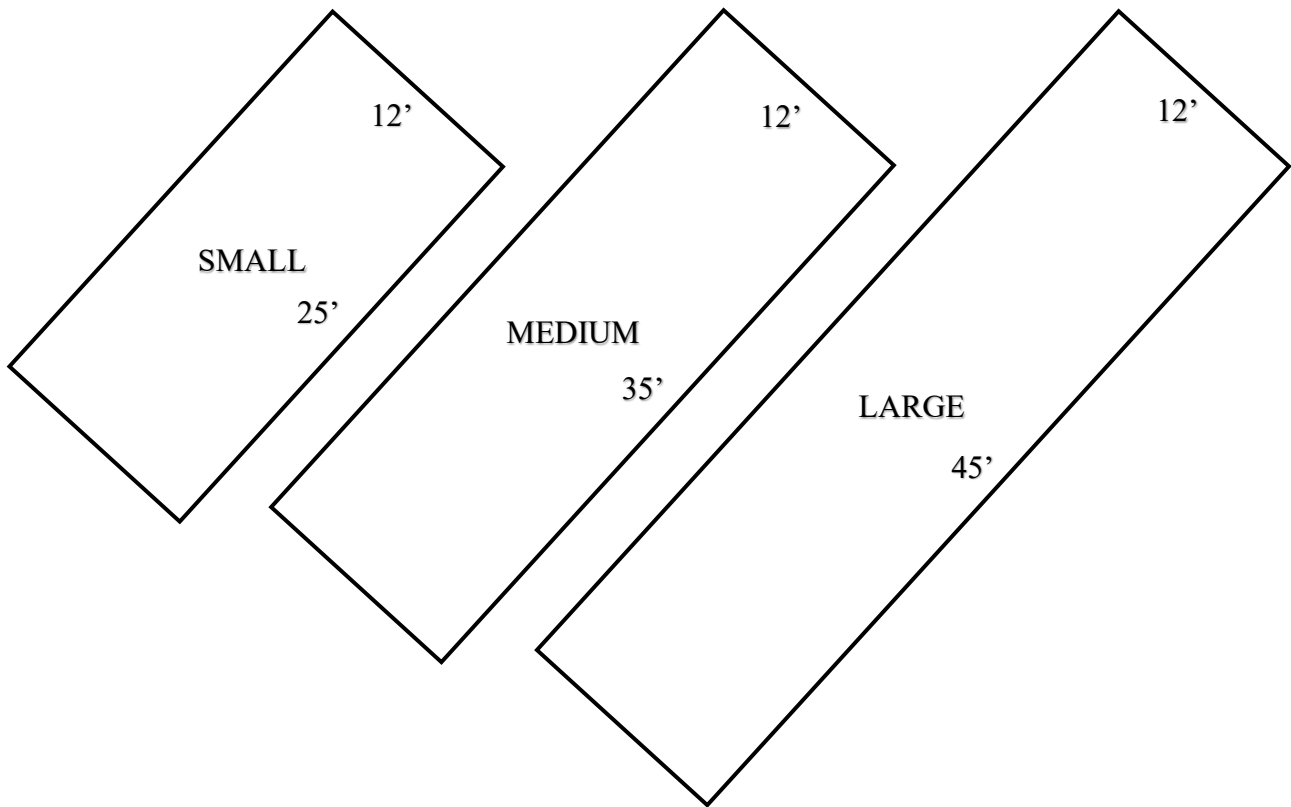
CHAPTER 5 STANDARDS AND REQUIREMENTS

5-1 Recreational Vehicle Parks

The development of a recreational vehicle park shall conform to the following standards and requirements, unless modified by an approved planned unit development.

1. All RV Parks shall have potable drinking water and wastewater disposal systems approved by the State or local health department.
2. RV and automobile parking spaces shall be designed with the following dimensions:

Parking Space Size	Minimum Width	Minimum Length
Automobile	9 feet	20 feet
Small RV	12 feet	25 feet
Medium RV	12 feet	35 feet
Large RV	12 feet	45 feet



3. Streets and roadways shall be designed to the minimum standards:
 - a. Minimum Travel Surface Width: 26 feet
 - b. Roadway Width: 40 feet
 - c. Roadways: All roadways shall be hard-surfaced or have a six-inch gravel base and shall be properly drained.
 - d. Access: In addition to the RV park entrance roadway, an approved emergency access road and/or turnaround shall be required.
 - e. Any required UDOT approvals for access shall be granted by UDOT before issuance of any permit or license by the County.
4. Storm drainage facilities shall be approved by the State of Utah DEQ.
5. All storage and solid waste receptacles outside the confines of any recreational vehicle park must be constructed and maintained in an orderly manner by the park owner.
6. No RV park in Piute County shall be allowed in an obvious flood or geological hazardous area.
7. All RV parks shall provide sanitary facilities, approved by the State of Utah DEQ or local health department, for tent campers and units which are not self-contained.
8. Wastewater dump stations shall be required at all RV parks for self-contained units.
9. RV Parks shall meet all requirements of the State of Utah Recreational Vehicle Park Sanitation Regulations.

5-2 Recreational Vehicle Subdivisions

The development of a recreational vehicle park shall conform to the following standards and requirements, unless modified by an approved planned unit development.

1. All RV subdivisions shall comply with the Standards and Requirements for RV Parks as outlined in Section 5.1 of this Ordinance.
2. RV subdivisions shall have the following area and modifying regulations:

Minimum Area	Minimum Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
0.10 Acres	30 feet	30 feet	10 feet	10 feet

CHAPTER 6 NONCONFORMING UNITS

State law and Piute County Code shall govern the establishment, restoration, reconstruction, extension, alteration, expansion or substitution of any approved nonconforming mobile home or recreational vehicle and any approved noncomplying structure related to such use.

CHAPTER 7 PENALTY

Each person in violation of this Ordinance and each property owner permitting persons to violate any portion of this Ordinance shall be guilty of an infraction. Each day of residence shall be a separate offense.