

## **RV PARK - GENERAL CRITERIA**

**GENERAL CRITERIA TO EVALUATE SUITABILITY:** In considering the suitability of proposed conditional uses, the Planning commission shall base its decision upon the following criteria:

- A. Comprehensive Plan goals and policies, as applicable:
- B. Specific plan recommendations:
- C. Existing development and viewpoints of property owners in the surrounding area:
- D. Availability of services and utilities:
- E. The effect of the proposed use on the stability of the community's social and economic characteristics:
- F. It does not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the Fish & Wildlife Habitat Protection Plan for Malheur County.
- G. General Criteria:
  - 1. Increasing setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances.
  - 2. Landscaping improvements for the visual benefits of the subject site and for the improved appearance of the neighborhood and County.
  - 3. Location and size of driveway access points and right-of-way widening and improvement for present and future traffic circulation and safety.
  - 4. Visual screening of outdoor waste and storage areas.
  - 5. Control and focusing of outdoor lighting to avoid glare being directed beyond property limits.
  - 6. Special criteria listed below, as applicable:

### **SPECIFIC CRITERIA**

- A. Performance and Dimensional Standards:

A recreational vehicle park shall conform to state standards in effect at the time of construction and the following conditions:

  - 1. The space provided for each recreational vehicle shall be not less than 700 square feet exclusive of any space used for common areas such as roadways, general use structures,

walkways, parking spaces for vehicles other than recreational vehicles and landscaped areas.

2. Roadways shall be not less than 30 feet in width if parking is permitted on the margin of the roadway, or not less than 20 feet in width if parking is not permitted on the edge of the roadway and shall be covered with crushed gravel or paved with asphalt, concrete or similar impervious surface and designed to permit easy access to each recreational vehicle space.
3. A space provided for a recreational vehicle shall be covered with crushed gravel or paved with asphalt, concrete, or similar material and be designed to provide for the control of runoff of surface water. The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.
4. A recreational vehicle space shall be provided with piped potable water service. Unless the park is designed for self-contained recreational vehicles only, each recreational vehicle space shall also be provided with sewage disposal service. Sewage disposal service when required by this ordinance is available if the recreational vehicle park has: (1) a recreational vehicle dumping station on site and as least 25% of the available spaces are equipped for full sewage disposal hookup; or (2) all spaces are equipped for full sewage disposal hookup.
5. A recreational vehicle space shall be provided with electrical service.
6. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park and located in such number and of such capacity that there is no uncovered accumulation of trash at any time.
7. No recreational vehicle shall remain in the park for more than 30 days in any 60-day period.
8. The total number of parking spaces in the park except for the parking provided for the exclusive use of the manager or employees of the park shall be one space per vehicle space. Parking spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.
9. Unless the park is designed for self-contained recreational vehicles only, the park shall provide one toilet and one lavatory for each sex for each 15 recreational vehicle space.
10. The park shall provide one utility building or room containing one clothes washing machine, one clothes drying machine and 15 square feet of space for clothes drying lines for each 10 recreational vehicle spaces or any fraction thereof, unless such facilities are available within a distance of 3 miles and re adequate to meet these standards.

11. Building spaces required by subsections (9) and (10) of this section shall be lighted at all times of the night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a minimum room temperature of 65 degrees (F), shall have floors of waterproof material, and shall have sanitary ceiling, floor and wall surfaces. Floor drains adequate to permit easy cleaning are recommended but not required.
12. A neat appearance shall be maintained at all times. Except for vehicles, there shall be no outside storage of material or equipment belonging to the park or to any guest of the park.
13. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by state law.
14. Access to the recreational vehicle park shall be from an arterial or collector street.