

ORDINANCE NO. 115

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 8, DIVISION 4, CHAPTER 4, SECTION 84.0410 OF THE COUNTY OF SAN BERNARDINO CODE AS ADOPTED BY THE TOWN OF YUCCA VALLEY RELATING TO RECREATIONAL VEHICLE PARKS (DCA-5-99)

The Town Council of the Town of Yucca Valley, California, does ordain as follows:

SECTION 1. Code Amended

Title 8, Division 4, Chapter 4, Section 84.0410 of the San Bernardino County Code as adopted by the Town of Yucca Valley is hereby amended as follows:

Chapter 4

ADDITIONAL USES

Sections:

84.0410 List of Additional Uses.

(d) Recreation Vehicle Parks

- (1) **Purpose:** The purpose of this section is to provide general standards applicable to recreational vehicle parks to provide compatibility with adjoining properties.
- (2) **Permitted Land Use Districts:** Recreational vehicle parks may be permitted in the General Commercial (CG), Service Commercial (CS), Resort/Recreation Commercial (RR-C), Industrial (I), and the Multi-Family RM-10 and RM-14 land use districts subject to the requirements of an approved Conditional Use Permit and in conformance with this section.
- (3) **General Standards:**
 - (a) All recreational vehicle parks shall contain a minimum of ten acres.
 - (b) Length of occupancy for any recreational vehicle shall not exceed 120 continuous days or 180 days in any one year period.
 - (c) Each site/space shall be of a size and shape that will provide reasonable area for the parking of the recreational vehicles next to the utility connections and for the parking of another vehicle side by side.
 - (d) Each site/space in the park shall be identified with an individual number in logical sequence and shown on the approved site plan for the park.
 - (e) A six-foot high masonry wall or approved equivalent fencing shall be

constructed along all interior property lines to protect the existing or future use of the adjacent property. Fencing along any street frontage may consist of a six-foot high decorative wrought iron or masonry wall.

- (f) Each space shall have direct access to an abutting paved roadway. The roadways within the park shall be paved in accordance with Town standards to a width of not less than thirty (30) feet for two-way traffic and a minimum width of not less than twenty (20) feet for one-way traffic. One-way drive aisles must originate and terminate at two-way drive aisles.
 - (g) Roadways shall not be used for parking.
 - (h) All recreational vehicle parks shall be designed to allow for two access points to a public thoroughfare.
 - (i) Each space shall contain a picnic table, barbecue, and at least one shade tree for every two RV spaces.
 - (j) All exterior lighting shall comply with Chapter 8.70 *Outdoor Lighting*.
 - (k) Refuse containers shall be conveniently located throughout the park and contained within a trash enclosure in accordance with Town standards.
 - (l) Common recreational area shall be required for all recreational vehicle parks. The recreation area may contain a clubhouse, swimming pool, game courts, and open areas. Open areas may be either designed for active or passive recreation, provided that the slope of the land does not exceed a gradient of ten percent. Grade of ten percent or more shall be common area, but not counted as recreational area.
 - (m) Each space shall be improved with paving, gravel, or other non-paved surface as approved by the Town.
 - (n) Each recreational vehicle park shall be landscaped in accordance with a landscape plan as approved by the Planning Division.
 - (o) The facility shall have an on-site manager. The manager's living quarters can either be a recreational vehicle or single family residence.
- (4) **Accessory Uses:** The following structures and their uses are permitted in all recreational vehicle parks:
- (a) Private recreation facilities for the use of the occupants of the park, such as swimming pool, putting greens, and game courts.
 - (b) Social and recreation (clubhouse).
 - (c) Common laundry facilities.
 - (d) Common shower, bath, and locker room facilities.
 - (e) Snack bar and food store provided this use is fully contained in a social or recreational center (clubhouse) and serving only park guests.
 - (f) Similar Uses: The Planning Commission may, by the Conditional Use permit approval, allow any other use which it may determine to be similar to those listed above and compatible with the site and surrounding land uses.
 - (g) Recreation vehicle or travel trailer storage area. The storage area shall be fully screened as approved by the Planning Commission with fencing not less than 6 feet in height and shall be clearly designated on the approved site plan.

- (5) **Prohibited Uses:**
- (a) Except for park owner or park management personnel as allowed under Section 84.0410(d)(3)(o), there shall be no permanent residency in a recreational vehicle park.
 - (b) The on-site sale of propane is prohibited.
 - (c) Except as otherwise expressly provided herein, no part of the park shall be used for any business, commercial, manufacturing, retail, vending purposes, unless those activities are approved under the CUP or separate permit
- (6) **Setback Requirements:**
- (a) When the park is within the RM-10 and RM-14 land use district, the social and recreation (clubhouse) building shall maintain the following setbacks:
 - (1) 100-foot setback from all interior property lines of the park.
 - (2) 50-foot setback from all streets.
 - (3) All other accessory structures shall maintain the required building setbacks of the land use district.
 - (b) When the park is within the CG, CS, RR-C, and I land use districts, the social and recreation (clubhouse) building shall maintain the following setbacks:
 - (1) 50-foot setback from all interior property lines of the park.
 - (2) 15-foot from all street frontages.
 - (3) All other accessory structures shall maintain the required building setbacks of the land use district.
 - (c) A minimum 10-foot landscape setback shall be maintained along all street frontages.
 - (d) When a park is adjacent to a residential land use district, a minimum 25-foot wide landscape buffer shall be provided between the spaces and the property line.
 - (e) When a park is adjacent to a commercial or industrial land use district a minimum 10-foot wide landscape buffer shall be provided between the space and the property line.
- (7) **Findings for Projects in the Multi-Family RM-10 and RM-14.** Before taking any action to approve a project in the RM land use district, the Planning Commission or Town Council shall find that the proposed Recreational Vehicle park conforms to the following criteria:
- (a) Location and design be consistent with the goals and policies of the General Plan and other applicable goals and policies.
 - (b) The RV Park is compatible with the surrounding land uses and does not negatively impact the surrounding neighborhood.”

SECTION 2. NOTICE OF ADOPTION. Within fifteen (15) days after the adoption hereof, the Town Clerk shall certify to the adoption of this Ordinance and cause it to be published once in a newspaper of general circulation printed and published in the County and circulated in the Town

pursuant to Section 36933 of the Government Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after the date of its adoption.

APPROVED AND ADOPTED by the Town Council and signed by the Mayor and attested by the Town Clerk this ____day of _____, 2000.

MAYOR

ATTEST:

Town Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Town Attorney

Town Manager

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March 16, 2000 TC mtg