

ORDINANCE 204-19

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF UNION CITY, TO CREATE PROVISIONS GOVERNING RECREATIONAL VEHICLE (RV) PARKS.

WHEREAS, certain amendments to the Union City Zoning Ordinance are believed to be necessary and in the public interest; and

WHEREAS, the Union City Municipal/Regional Planning Commission has reviewed and recommended these amendments; and

WHEREAS, the Mayor and Council members of the City of Union City have given due public notice of hearings on said amendments and have held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF UNION CITY AS FOLLOWS:

SECTION 1. Chapter 13 of Title 11 of the Municipal Code of the City of Union City is hereby amended by adding the following:

11-1360. Recreational Vehicle (RV) – A motor vehicle or trailer which includes living quarters for temporary accommodation. For the purposes of this ordinance, types or recreational vehicles include motorhomes, campervans, travel trailers, fifth wheel trailers, popup campers, and truck campers.

11-1361. Recreational Vehicle (RV) Park – a place where two or more recreational vehicles are allowed to stay on a temporary basis in allotted spaces.

SECTION 2. Chapter 15 of Title 11 of the Municipal Code of the City of Union City is hereby amended by adding the following:

11-1503 C.8. Recreational Vehicle (RV) parks provided the following requirements are met:

- A. Location. It shall be unlawful for any RV to be occupied outside of any approved RV park. This provision shall not apply to the storage of RVs provided such RV is neither temporarily nor permanently occupied as a living unit while in storage.
- B. Access. No RV park shall be located except with direct access to an arterial or collector status street per the Union City Major Road Plan. No entrance or exit from an RV park shall be through any residential district via a local residential street.
- C. Site Condition. Condition 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 and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
- D. Minimum Site Area and Maximum Number of Spaces.
 1. Each parcel of land to be used for an RV park shall have a minimum site area of four (4) acres.
 2. There shall be no more than ten (10) spaces per acre of land within the RV park.
- E. Spaces for Occupancy and Lengths of Stay. Spaces in RV parks may be used only by RVs (as specified in the definition of "recreational vehicle"). The RV itself and/or the occupant of such space shall not remain in the same RV park for more than sixty (60) days.
- F. Standards for RV Spaces.
 1. Minimum Size.
 - a. All spaces shall have a minimum area of 1,800 square feet with a minimum width of 20 feet and a minimum length of 60 feet.

- b. Each space shall be designed so that any two RVs will have a minimum separating distance of 10 feet.
2. Access. Each RV space shall abut at least one internal street within the boundaries of the RV park and access to each RV space shall be only from an internal street.
3. Setback Requirements. No part of an RV placed on a space shall be closer than five (5) feet to any space line and ten (10) feet to any internal street line.
- G. Streets and Parking.
1. Entrance and exits to RV parks shall be designed for safe and convenient movement of traffic into and out of the park.
2. No entrance or exit shall require a turn at more than a ninety (90) degree angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such to facilitate easy turning movements for vehicles with trailers or cars attached.
3. Access to the park shall be located so as to provide an unobstructed view of the oncoming traffic from both directions for at least the minimum sight stopping distance as determined by the design and speed limit of the abutting street.
4. Width of Streets.
- a. Internal streets in a travel trailer park shall be private and shall have a minimum paved width as follows:
- One-way - with no on-street parking.....12 feet
- One-Way - with parallel parking on one side only.....18 feet
- One-Way - with parallel parking on both sides.....26 feet
- Two-Way - with no on-street parking.....20 feet
- Two-Way - with parallel parking on one side only....28 feet
- Two-Way - with parallel parking on both sides.....36 feet
5. Street Surfacing
- All internal streets shall be paved with an asphalt wearing surface with a depth of at least two inches. A pavement base shall be provided beneath the wearing surface comprised of compacted gravel which is of a minimum depth of six inches.
6. Parking
- a. Each RV park shall have off-street parking pads for both travel trailer or RV and a towing or towed vehicle.
- b. The pads shall be paved.
- H. Restroom Facilities. Restroom facilities shall be provided in accordance with but not limited to the currently adopted building codes of the City of Union City. Such facilities shall be connected to a public sewer system.
- I. Refuse Disposal. Each space shall be provided with fly-proof, water-tight containers for the disposal of refuse. This provision may be waived if a central collection facility is provided. Refuse for the sites shall be collected at least once a day.
- J. Sanitary Dumping Stations. RV parks shall be required to provide at least one (1) sanitary dumping station. Said sanitary dumping station shall be designed to properly receive the discharge of wastewater from any holding tank or similar

device installed in any RV and having a means of discharging the contents, in an acceptable manner, to an approved wastewater disposal or septic system. Sanitary dumping stations shall be approved by the Tennessee Department of Environment and Conservation.

- K. Landscaping and Screening. Around the perimeter of a RV park, fences, walls, or screening shall be provided to protect occupants from undesirable views, or to protect occupants of adjoining residential districts as follows:
1. Where a park adjoins a public street along boundaries a suitably landscaped yard at least twenty-five (25) feet in depth shall be provided along such streets.
 2. Where a park adjoins a residential zoning district or residentially used property a suitably landscaped yard at least twenty (20) feet in depth shall be provided adjacent to such boundaries.
 3. Where a park adjoins non-residential a suitably landscaped yard at least ten (10) feet in depth shall be provided adjacent to such boundaries.
 4. Greater depth area or approved landscaping and screening may be required in any perimeter boundary.
- L. Open Space and Recreation Requirements
1. A minimum of five (5) percent of the total land area of a RV park shall be devoted to common open space and may be used for common recreational activities.
 2. The following standards apply to open space used for recreation purposes:
 - a. Approved recreational areas shall be exclusive of RV spaces, buffer strips, street right-of-way, and storage areas.
 - b. Recreational areas shall be easily accessible to all park users and management.
 - c. Although the required space for recreational uses may be met through more than one recreation site, the minimum size of any such area shall be 2,000 square feet.
- M. Permit for RV Park. No place or site within the City shall be established or maintained as a RV park unless a valid permit has been issued for such a park by the Building Inspector.
- N. Inspections by Building Inspector. In order to safeguard the health and safety of the occupants of RV parks and of the general public, the Building Inspector shall make inspections as necessary to determine the condition of such parks. The Building Inspector shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Section.

SECTION 3. Chapter 15 of Title 11 of the Municipal Code of the City of Union City is hereby amended by adding the following:

11-1705 C.3. Recreational Vehicle (RV) parks provided the following requirements are met:

- A. Location. It shall be unlawful for any RV to be occupied outside of any approved RV park. This provision shall not apply to the storage of RVs provided such RV is neither temporarily nor permanently occupied as a living unit while in storage.
- B. Access. No RV park shall be located except with direct access to an arterial or collector status street per the Union City Major Road Plan. No entrance or exit from an RV park shall be through any residential district via a local residential street.
- C. Site Condition. Condition 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 and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

D. Minimum Site Area and Maximum Number of Spaces.

1. Each parcel of land to be used for an RV park shall have a minimum site area of four (4) acres.
2. There shall be no more than ten (10) spaces per acre of land within the RV park.

E. Spaces for Occupancy and Lengths of Stay. Spaces in RV parks may be used only by RVs (as specified in the definition of "recreational vehicle"). The RV itself and/or the occupant of such space shall not remain in the same RV park for more than sixty (60) days.

F. Standards for RV Spaces.

1. Minimum Size.

- a. All spaces shall have a minimum area of 1,800 square feet with a minimum width of 20 feet and a minimum length of 60 feet.
- b. Each space shall be designed so that any two RVs will have a minimum separating distance of 10 feet.

2. Access. Each RV space shall abut at least one internal street within the boundaries of the RV park and access to each RV space shall be only from an internal street.

3. Setback Requirements. No part of an RV placed on a space shall be closer than five (5) feet to any space line and ten (10) feet to any internal street line.

G. Streets and Parking.

1. Entrance and exits to RV parks shall be designed for safe and convenient movement of traffic into and out of the park.

2. No entrance or exit shall require a turn at more than a ninety (90) degree angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such to facilitate easy turning movements for vehicles with trailers or cars attached.

3. Access to the park shall be located so as to provide an unobstructed view of the oncoming traffic from both directions for at least the minimum sight stopping distance as determined by the design and speed limit of the abutting street.

4. Width of Streets.

- a. Internal streets in a travel trailer park shall be private and shall have a minimum paved width as follows:

One-way - with no on-street parking.....12 feet

One-Way - with parallel parking on one side only....18 feet

One-Way - with parallel parking on both sides.....26 feet

Two-Way - with no on-street parking.....20 feet

Two-Way - with parallel parking on one side only....28 feet

Two-Way - with parallel parking on both sides.....36 feet

5. Street Surfacing

All internal streets shall be paved with an asphalt wearing surface with a depth of at least two inches. A pavement base shall be provided beneath the wearing surface comprised of compacted gravel which is of a minimum depth of six inches.

6. Parking
 - a. Each RV park shall have off-street parking pads for both travel trailer or RV and a towing or towed vehicle.
 - b. The pads shall be paved.
- H. Restroom Facilities. Restroom facilities shall be provided in accordance with but not limited to the currently adopted building codes of the City of Union City. Such facilities shall be connected to a public sewer system.
- I. Refuse Disposal. Each space shall be provided with fly-proof, water-tight containers for the disposal of refuse. This provision may be waived if a central collection facility is provided. Refuse for the sites shall be collected at least once a day.
- J. Sanitary Dumping Stations. RV parks shall be required to provide at least one (1) sanitary dumping station. Said sanitary dumping station shall be designed to properly receive the discharge of wastewater from any holding tank or similar device installed in any RV and having a means of discharging the contents, in an acceptable manner, to an approved wastewater disposal or septic system. Sanitary dumping stations shall be approved by the Tennessee Department of Environment and Conservation.
- K. Landscaping and Screening. Around the perimeter of a RV park, fences, walls, or screening shall be provided to protect occupants from undesirable views, or to protect occupants of adjoining residential districts as follows:
 1. Where a park adjoins a public street along boundaries a suitably landscaped yard at least twenty-five (25) feet in depth shall be provided along such streets.
 2. Where a park adjoins a residential zoning district or residentially used property a suitably landscaped yard at least twenty (20) feet in depth shall be provided adjacent to such boundaries.
 3. Where a park adjoins non-residential a suitably landscaped yard at least ten (10) feet in depth shall be provided adjacent to such boundaries.
 4. Greater depth area or approved landscaping and screening may be required in any perimeter boundary.
- L. Open Space and Recreation Requirements
 1. A minimum of five (5) percent of the total land area of a RV park shall be devoted to common open space and may be used for common recreational activities.
 2. The following standards apply to open space used for recreation purposes:
 - a. Approved recreational areas shall be exclusive of RV spaces, buffer strips, street right-of-way, and storage areas.
 - b. Recreational areas shall be easily accessible to all park users and management.
 - c. Although the required space for recreational uses may be met through more than one recreation site, the minimum size of any such area shall be 2,000 square feet.
- M. Permit for RV Park. No place or site within the City shall be established or maintained as a RV park unless a valid permit has been issued for such a park by the Building Inspector.

- N. Inspections by Building Inspector. In order to safeguard the health and safety of the occupants of RV parks and of the general public, the Building Inspector shall make inspections as necessary to determine the condition of such parks. The Building Inspector shall also have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Section.

SECTION 4. BE IT FURTHER ORDAINED that this Ordinance shall become effective 10 days after final passage on second reading, **THE PUBLIC WELFARE REQUIRING IT.**

CITY OF UNION CITY, TENNESSEE

BY: _____

Its Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Public Hearing Notice:	January 22, 2019
Public Hearing:	February 5, 2019
Passed on first reading:	February 5, 2019
Published caption:	February 12, 2019
Passed on second reading:	February 19, 2019
Effective date:	March 1, 2019

ORDB008