

RECREATIONAL VEHICLE PARK REGULATIONS

6450 TITLE AND PURPOSE.

The provisions of Section 6450 through 6499, inclusive, shall be known as the Recreational Vehicle Park Regulations. The purpose of these regulations is to ensure that recreational vehicle parks meet minimum standards of habitability and do not adversely impact on surrounding property.

6452 APPLICATION.

These regulations shall apply to all uses classified in the Transient Habitation: Campground Use Types. Nothing herein contained shall be deemed to relieve the owner or operator of a recreational vehicle park of the duty of complying with all applicable state laws and regulations.

6454 PERMIT REQUIRED.

Where required by the applicable Use Regulations, an RV park may be authorized upon the issuance of a Major Use Permit as provided by the Use Permit Procedure commencing at section 7350 or by the Site Plan Permit Procedure (in the C42 Use Regulations in the California Coastal Zone) commencing at section 7150. An RV park shall comply with Section 6456 and 6458 except as authorized by Section 6460.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

6456 GENERAL STANDARDS.

- a. Location. Recreational vehicle parks shall be established for the convenience of the travelling public and shall be located in areas with convenient access to a County road.
- b. Minimum Site Area. Recreational vehicle parks shall be located on a parcel of land not less than 3 acres in area.
- c. Density of Occupation. Occupancy of campground spaces within recreational vehicle parks is limited to one recreational vehicle or 2 tents in each campground space.
- d. Limitations. Length of occupancy of campground spaces shall be regulated as follows:
 1. Persons occupying vehicles with total hook-up capacity, including sewer, water and electricity, shall not occupy any campground space in a recreational vehicle park for a period exceeding 90 days in any 12 month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 90 days in any 12 month period. However, a different occupancy limitation may be specified as a condition of approval of a Use Permit. If no occupancy limitation is specified in an approved Use Permit for a recreational vehicle park that was approved prior to October 20, 1995, there shall be no occupancy limitation in such a park for persons occupying vehicles with total hook-up capacity.

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2. Persons occupying tents or vehicles with less than total hook- up capacity shall not occupy any campground space in a recreational vehicle park for a period exceeding 30 days in any 12 month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12 month period.
3. The recreational vehicle park manager shall reside continuously in the recreational vehicle park on a campground space or in a permanent dwelling unit. The park manager shall maintain a log of the names of persons and dates of occupancy of campground spaces. The log shall be made available to a codes enforcement officer if a question arises as to compliance with these occupancy limitations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)

6458 DEVELOPMENT CRITERIA.

- a. Perimeter. The recreational vehicle park shall be designed and developed in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse environmental influences within the development, especially drainage problems or potential insect breeding sites. Further consideration shall be given to ensuring the protection of surrounding areas from potentially adverse effects on the development.
- b. Fences and Wall. Each recreational vehicle park shall be entirely enclosed at its exterior boundaries by appropriate decorative screening or landscaping material; provided, however, that said screen when located within a front yard shall be constructed at or behind the required setback.
- c. Park Setbacks. The setbacks prescribed by the applicable zone shall apply to recreational vehicle parks except where the following are more restrictive:
 1. A 10-foot setback from the street right-of-way along a side street.
 2. A 15-foot front yard setback from the street right-of-way.
- d. Minimum Campground Space Dimensions. Each campground space within a recreational vehicle park shall be not less than 1,000 square feet in area, except that 50 percent of said spaces may be not less than 650 square feet in area for the accommodation of tents and small camping units only.
- e. Individual Campground Space Setbacks.
 1. Each recreation vehicle or tent occupying a campground space and all accessory buildings shall maintain a 6-foot setback from any building, or other travel trailer, recreational vehicle or tent, pursuant to regulations contained in Title 25 of the California Administrative Code.

2. No recreational vehicle or tent shall be permitted to locate less than 6 feet from any abutting property.
 3. No recreational vehicle or tent shall be located less than 15 feet from any street right-of-way.
- f. Landscaping. All setbacks from streets and other areas in a recreational vehicle park not used for driveways, parking, buildings and service areas shall be landscaped in accordance with the conditions of the use permit. Walls, earthen berms, and landscaped buffer strips shall be used wherever possible to minimize noise from highway sources.
- g. Portable Accessory Structures. Accessory structures or fixtures shall be permitted, provided that such structures or fixtures are portable. No permanent cabana or building shall be installed or constructed in any campground space.
- h. Interior Roadways. Private streets within a recreational vehicle park shall have the following minimum clearance widths:
1. One-way with no side parking 15 feet
 2. One-way with parking permitted on one side . . 22 feet
 3. Two-way with no parking on either side 20 feet
 4. Two-way with parking permitted on one side . . 27 feet
 5. Two-way with parking permitted on both sides . 34 feet
- Adequate roadway space for turn-arounds shall be provided.
- i. Off-street Parking. Parking spaces in a recreational vehicle park shall be provided as required by the Parking Regulations commencing at Section 6750.
- j. Utilities. All utilities, including cable television lines, shall be placed underground.
- k. Locational Map. Each campground space in a recreational vehicle park shall be clearly identified and a locational map shall be provided at the park office.
- l. Trash Collection. Common storage enclosures for garbage and trash shall be provided. Such enclosures shall be of sturdy construction and designed to screen trash and garbage receptacles from public view.

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- m. Lighting. Adequate artificial lighting shall be provided for all walkways, streets, parking areas, sanitary facilities, storage areas, and recreational facilities. No lighting shall be constructed or positioned so as to cause direct or undesirable illumination of adjacent property or campground spaces within the park.
- n. Sanitary Facility. Sanitary facilities for a recreational park facility shall be in accordance with the regulations of Title 25 of the California Administrative Code and shall include:
 - 1. The availability of a potable water supply from a public utility or a distributor holding a valid permit from the state. Water supplies from other sources shall be approved by the San Diego County Department of Environmental Health.
 - 2. Sewer connections to recreational vehicle spaces in accordance with the requirements of Chapter 5, Title 25 of the California Administrative Code and as approved by the San Diego County Department of Environmental Health.
 - 3. A trailer sanitation station designed and constructed in accordance with the regulations of Title 25.
 - 4. Toilets, showers and lavation for the exclusive use of the occupants of the recreational park shall be provided as required by Title 25 of the California Administrative Code.
 - 5. Laundry facilities in accordance with the requirements of Title 25 of the California Administrative Code.
- o. Storage Facilities. Storage facilities may be provided for the storage of vehicles belonging to park occupants. Storage areas shall be paved and enclosed by a solid wall or fence not less than 6 feet in height.
- p. Permanent accessory structures. Permanent accessory structures within an RV Park on approved individual RV lots shall be allowed per California Code of Regulations, Title 25, Division 1, Chapter 2.2, Article 9, as permitted by the owner of the park and a building permit. No other accessory structures are allowed. The addition of accessory structures within an RV Park individual lot does not require approval of a modification or minor deviation of the Use Permit.

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

6460 MODIFICATION OF DEVELOPMENT CRITERIA.

Modification of the development criteria of Section 6458 may be granted by the approving authority when it determines that such modification will not be detrimental to the public interest;

provided, however, no modification shall be granted from any requirements specified in Title 25 of the California Administrative Code.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

6462 ACCESSORY USES AND STRUCTURES.

A recreational vehicle park may include the following accessory uses and structures; provided such uses and structures are designed to be clearly accessory to the recreational vehicle park and intended for the convenience of the occupants and their guests and are permitted by the Use Permit applicable to the recreational vehicle park:

- a. Assembly and Recreation. A building or buildings designed for indoor assembly and/or recreation.
- b. Commercial Services. Commercial structures and uses such as a general store, restaurant, lunch counter, and/or snack bar.
- c. Personal Services. Service buildings and facilities incidental to and customarily accessory to permitted uses, including sauna baths and swimming pools.

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)