

Chapter 12

Land Use Code, Title 12

TRAVEL TRAILER COURTS

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Section 12-1 INTENT.

It is the intent of these travel trailer court provisions to provide safe, sanitary, and attractive facilities for the tourist to park a travel trailer or camper while visiting Wellington City. It is also the intent of these provisions to prevent the use of a travel trailer court as a substandard mobile home park and to protect the integrity and characteristics of the zone or zones in which travel trailer courts are located.

Section 12-2 PERMITTED AS COMMERCIAL PLANNED DEVELOPMENT

Travel trailer courts shall be permitted as a commercial planned unit development and shall be subject to the requirements thereof.

Section 12-3 APPROVAL OF PLANS AND DOCUMENTS NECESSARY.

Any person wishing to construct a travel trailer court shall obtain, from the Administrative Assistant, information pertaining to Wellington City's plan of land use, streets, public facilities, and other requirements affecting the land within the development. Before a permit can be issued for any construction connected with a travel trailer court, the Concept, Preliminary, and Final plans, along with any documents pertaining to the development required by the City Council, shall have been approved by the Planning and Zoning Commission and the City Council.

Section 12-4 PROCEDURE FOR REVIEW AND APPROVALS.

The Planning and Zoning Commission shall review the plan to determine its compliance with any portion of the Master Plan that shall have been adopted by the Planning and Zoning Commission. In considering approval of the development, the Planning and Zoning Commission shall, among other things, make sure that such development will mesh harmoniously with the surrounding area, that it will not produce a volume of traffic beyond the capacity of the surrounding street system, that requirements for utilities, off-street

An ordinance to provide for safe and attractive travel trailer court facilities, protecting the integrity of the zones in which they are located.

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parking, traffic circulation and other public requirements will be adequately met and that the standards and intent of this section shall be adequately complied with. The Planning and Zoning Commission may require changes to be made in the plan. They may also require additional yards of buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces. Said changes may be imposed as conditions of approval where it is determined by the Planning and Zoning Commission that such changes are necessary to insure that the development will mix harmoniously with adjoining or nearby uses.

1. After granting concept approval, the application, with the Planning and Zoning Commission's recommendations shall be submitted to the City Council for its conditional use approval.
2. If approved by the City Council the developer shall submit a preliminary plan to be approved by the Planning and Zoning Commission.
3. Upon approval of the preliminary plan, the developer shall submit a final site plan of either the travel trailer court (or attached mobile home park) or the first stage of such a development that is to be constructed. Such plan shall be drawn to scale, and provide in detail, the information required in the concept, preliminary and final plan requirements.
4. Final site plan to be approved by the City Council.

Section 12-5 CONCEPT PLANS REQUIREMENTS.

Six (6) copies of the concept plan must be submitted to the Administrative Assistant or City Engineer at least seven (7) days prior to the meeting of the Planning and Zoning Commission at which the plan will be considered. It shall show the following information:

1. Conformance with the Wellington City Master Plan.
2. Name/address of developer(s).
3. Name/address of designer.
4. Name/address of property owner(s).
5. Date.
6. Scale of site plan - plans shall be drawn to a scale not smaller than one (1) inch equaling one hundred (100) feet.

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7. North point.
8. Total acreage and site dimensions.
9. Vicinity map of area showing the significant local inter-relationships.
10. Effect on neighborhood and abutting properties.
11. Adjacent property ownership.
12. Existing street locations and names.
13. Electric power lines.
14. Gas and oil pipelines.
15. Existing water courses and flood potential.
16. Environmental impact statement - including graphs written statements of the purpose and effect this development will have on the community.

Section 12-6 PRELIMINARY PLAN REQUIREMENTS.

Six (6) copies of the Preliminary Plan must be submitted to the Administrative Assistant or City Engineer at least seven (7) days prior to the meeting of the Planning and Zoning Commission at which the plan will be considered. The plan shall show the following information:

1. Dimensions of the site and improvements.
2. Proposed roads and trailer space layout.
3. Off-street parking - require two (2) parking spaces per unit-trailer space.
4. Off-street parking layout.
5. Proposed reservation for parks, playgrounds, and additional open spaces.
6. Soils characteristics and analysis (including profile).
7. Surface drainage plan (also storm drainage system).
8. Irrigation system modification.

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9. A generalized landscaping plan.
10. Proposed location for service facilities.
11. Bridges and culverts.
12. Adequate water system.
13. Adequate sewer system.
14. Building lines, including dimensions, (setbacks, build able areas, etc.)
15. Contours at 2 ft. and/or 5 ft. intervals, if required.
16. Grading plan.
17. Fire Protection Plan.
18. Conform to Building code regulations.
19. Conform to Fire district and fire code regulations.
20. Area lighting.

Approval of the Preliminary Plan shall be valid for a period of ONE (1) year.

Section 12-7 FINAL PLAN REQUIREMENTS.

1. **DECLARATIONS.** A declaration must be submitted with the Final Site Plan which states:
 - a. management policies, covenants, and restrictions setting forth the responsibilities and duties of the owners or managers of the travel trailer court; and
 - b. that the developer will construct the project in accordance with approved plans.
2. **DOCUMENTS.** Six (6) copies of the Final Site Plan must be submitted to the Administrative Assistant or City Engineer at least seven (7) days prior to the meeting of the Planning and Zoning Commission at which the plan will be considered. The plan will include all information approved on the concept and preliminary plans as well as the following information:
 - a. Precise location of development, a legal description of

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land, and the lot division - dist. and bearings.

- b. Landscaping plan.
- c. Engineering - plan and profiles and cross sections.
- d. Bond amount.
- e. Copies of the final approved documents shall be recorded in the office of the County Recorder (when applicable).
- f. Proof that the developer owns the property.

Section 12-8 STAGED CONSTRUCTION PERMITTED.

Development may be carried out in progressive stages in which event each stage shall be so planned that the requirements and intent of this ordinance shall be fully complied with at the completion of each stage. No Final Plan for the initial stage shall cover less than one (1) acre.

Section 12-9 STANDARDS AND REQUIREMENTS.

- 1. Each travel trailer court shall be held in ownership and be located on a parcel of land containing not less than two (2) acres, unless attached to a mobile home park, in which case no minimum area is required.
- 2. Have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.
- 3. All travel trailer courts shall abut upon a collector or arterial street, as set forth in the major street plan of Wellington City.
- 4. All travel trailers shall be set back at least twenty (20) feet from any public street.
- 5. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and visitors thereto.
- 6. The roadway system shall provide convenient circulation through the travel trailer court and provide access to each travel trailer space. No travel trailer space will be permitted direct access to a public street, road, or highway other than by means of the travel trailer court roadway system. All entrances

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and exits from the travel trailer court shall be by forward motion only. No exit or entrance from a travel trailer court shall be through a residential zone and no entrance or exit shall be located closer than fifty (50) feet to the intersection of two streets.

7. Where any boundary of a travel trailer court directly abuts property which is improved with a permanent residential building or directly abuts unimproved property which may, under existing laws and regulations, be used for permanent residential construction or abuts any street, a six (6) foot high solid visual barrier fence or wall property related to surrounding topography and the character of the surrounding development shall be provided along such boundary. Where any travel trailer court boundary is adjacent to a public street the fence or wall shall be set back from the street right-of-way a minimum of ten (10) feet. This ground between the fence or wall and the street right-of-way line shall be landscaped and permanently maintained.
8. All one-way roadways shall be at least twelve (12) feet in width and all two-way roadways at least twenty (20) feet in width and all roadways shall be hard surfaced.
9. All areas within the court which are not hard surfaced, including the twenty-foot (20) setback space, shall be landscaped and maintained with lawns, trees, and shrubs, designed to provide privacy and noise containment and shall be equipped with adequate sprinkling devices as determined by the Planning Commission.
10. Each travel trailer space shall be at least twenty (20) feet in width and at least forty (40) feet in length.
11. All travel trailer spaces shall be served by an approved water system and sewer disposal system.
12. No travel trailer space shall be rented for a period of more than thirty (30) days and no travel trailer shall be placed in a travel trailer court which exceeds eight (8) feet in width.
13. In addition to meeting the above requirements, all travel trailer courts shall conform to the Fire Code of Wellington City.