

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF GILLETTE, WYOMING,
TO ADD SECTION 7 c. (9), RECREATIONAL VEHICLES
IN A MOBILE HOME PARK**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF
GILLETTE, WYOMING;**

**SECTION ONE. Section 7 c. (9) of the Zoning Ordinance of the City of
Gillette is enacted to read:**

**7 c. (9) RECREATIONAL VEHICLES IN A MOBILE HOME
PARK**

- A. To qualify for use in this section, an “RV” is defined as a unit that is currently licensed as either a “motor home” as defined by Wyoming State Statutes, § 31-1-101 (a)(xv)(D) or a “house trailer” as defined by Wyoming State Statutes, § 31-1-101 (a)(xxiii)(A)(I), and must have been originally constructed by the manufacturer with a water-flush toilet, tub or shower provisions and kitchen sink in addition to sleeping facilities. All RV units allowed must be connected to a public water and sewer system and to the City electric system in accordance with City regulations.**
- B. RV use is limited to no more than 20% of the permanent spaces in the mobile home park.**
- C. Only mobile home parks in mobile home zoned district are eligible.**
- D. An eligible space shall meet the minimum size requirements for a mobile home space of 40’ in width and 4000 square feet in area, be useable as a permanent mobile home space and meet setback requirements. Water, sanitary sewer and electric service installation to**

- the space shall be sized and installed to support a mobile home. Mobile Home Park owners shall pay any costs to accommodate an RV.
- E. RVs may not be stacked two deep on single space. Two RVs may be placed on a mobile home space, if the mobile home space has a minimum width of 40 foot parallel to the street for each RV and contains a minimum of 2000 square feet per unit and meets the setback requirements for the M-H, Mobile Home District.
 - F. Two off-street paved parking spaces shall be provided for each RV on a mobile home space. If a mobile home space qualifies for a second RV then an additional two off-street parking spaces shall be provided. These additional spaces may be limestone gravel, crushed concrete or recycled asphalt. Scoria may not be used.
 - G. An RV may not share a space with a mobile home.
 - H. An application for a Use By Temporary Permit shall be completed by the owner of the Mobile Home Park and a site drawing showing details of the proposed use be submitted and approved by the City Planning Division, before an RV may be placed in a Mobile Home Park.
 - I. RVs may be placed on spaces that satisfy all the above eight (8) requirements but will not qualify as permanent mobile home spaces due to the location of City infrastructure if specifically approved by the City Utility Department. Departmental approval shall be acknowledged in a notarized statement signed by the Department and by the applicant which states that any investment made in development of these spaces is at the applicant's sole risk and expense and that when this Ordinance is repealed all spaces that can not qualify as useable, complying, permanent mobile home spaces will be abandoned and not be a legal non-conforming use or "grandfathered" use. This statement shall be fully disclosed to any purchaser of the Mobile Home Park in the event that the property is sold while covered by this consideration. Since these spaces will be

abandoned at the end of the time period, they are not subject to the 20% limitation.

SECTION TWO. EFFECTIVE DATE AND SUNSET.

This ordinance shall be effective upon its publication after third reading by the Governing Body and shall be repealed and of no force and effect five years later at 5:00 P.M. on the anniversary of the publication date.

PASSED, APPROVED AND ADOPTED THIS ____ day of _____, 2014.

John Opseth, Mayor

(S E A L)
ATTEST:

Karlene Abelseth, City Clerk

Publication date: