

Planning Commission Agenda Item for July 22, 2014

Case Number 14.042ZA: Zoning Text Amendment – To add Section 7 c. (9),
Recreational Vehicles in a Mobile Home Park, to the
Zoning Ordinance

Applicant/Owner: City of Gillette

Agent: City Planning Division

Summary:

The proposed text amendment would allow for a percentage of recreational vehicles (RVs) to be located in a mobile home park.

Background:

City staff has been directed to prepare a text amendment to the Zoning Ordinance which would allow for a certain percentage of mobile home park spaces to be occupied by recreational vehicles. This provision was in place from 2006 to 2011 to help alleviate the short supply of available housing. The first text amendment was approved by Ordinance #3446 on September 18, 2006 and had a sunset clause of three (3) years. In addition, Ordinance #3586 was approved on September 15, 2008 and extended the use of recreational vehicles in mobile home parks until September 27, 2011. Due to the recent drop in vacancy rates and signs of a stronger local economy, the provision to allow recreational vehicles in mobile home parks is being proposed again.

Each mobile home park that is interested in allowing recreational vehicles would need to sign an Agreement with the City. The recreational vehicles shall all be connected to City water and sanitary sewer services and are subject to building/zoning permits. The Ordinance has a number of requirements which are listed below in the Planning Requirements section. A sunset clause of five (5) years from the anniversary of the Ordinance publication date is recommended.

Planning Requirements:

1. 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.

2. RV use is limited to no more than 20% of the permanent spaces in the mobile home park.
3. Only mobile home parks in a mobile home zoned district are eligible.
4. An eligible recreational vehicle space shall meet the minimum size requirements for a mobile home space of 40 foot in width and 4,000 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.
5. RVs shall not be stacked two (2) deep on a single mobile home space. Two (2) RVs may be placed on a mobile home space, if the mobile home space has a minimum width of 40 feet parallel to the street for each RV and contains a minimum of 2,000 square feet per unit and meets the setback requirements for the M-H, Mobile Home District.
6. Two (2) off-street 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 (2) off-street parking spaces shall be provided. These additional spaces may be limestone gravel, crushed concrete or recycled asphalt. Scoria may not be used.
7. An RV may not share a space with a mobile home.
8. 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.
9. 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 cannot 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.
10. Staff recommends a sunset clause of five (5) years from the anniversary of the publication date of the Ordinance, if approved by City Council.

Staff Recommendation:

Staff recommends approval of the Text Amendment to add Section 7 c. (9), Recreational Vehicles in a Mobile Home Park, to the Zoning Ordinance, subject to all Planning requirements.

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on August 5, 2014 in the City Council Chambers at 7:00 p.m.

Save: 14.042ZA Case Sheet
Attachments: Draft Ordinance
Case Manager: Staci Bungard