

CITY OF HOMER
HOMER, ALASKA

ORDINANCE 88-6S

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF HOMER AMENDING SECTION 21.61.090, STANDARDS FOR RECREATIONAL VEHICLE PARKS AND ADDING SECTION 21.61.095 TEMPORARY RECREATIONAL VEHICLE PARKS TO THE ZONING ORDINANCE OF THE HOMER MUNICIPAL CODE

WHEREAS, there is a need to regulate recreational vehicle parks located within the City of Homer to assure compatibility with surrounding land uses and to avoid health and safety hazards, as well as other environmental considerations; and,

WHEREAS, the Homer City Council requested the Homer Advisory Planning Commission to formulate recommendations regarding the location, standards and definitions for recreational vehicle parks;

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Homer Municipal Code, Section 21.61.090 Standards for Recreational Vehicle Parks is hereby amended and Section 21.61.095 Temporary Recreational Vehicle Parks is hereby added as follows:

Section 21.61.090 Standards for Recreational Vehicle Parks.

a. Purpose. The intent of this section is to insure that each park provides safe and sanitary accommodations for the campers, travel trailers and other vehicles which are located within the park, that the support services (such as utilities and facilities) are adequate for the period of their stay in the park, and that the park does not permit the use of any of its accommodations for permanent occupancy.

b. Districts Allowed. Recreational vehicle parks are conditionally permitted in the Open Space Recreational, General Commercial 1 and General Commercial 2 zoning districts and Central Business Districts from Heath Street to the west side of Lakeside Village Subdivision, and permitted outright in the Central Business District south of the Sterling Highway (Homer ByPass) from Lake Street west to the boundary of the CBD abutting Webber Subdivision.

c. Space Size. The space provided for each recreational vehicle shall be a minimum of eight hundred square feet, exclusive of any space used for common areas, driving lanes, walkways, general use structures, and landscaped areas.

d. Minimum Lot Size. The minimum lot size for a recreational vehicle park shall be forty thousand square feet.

e. Identification. Each recreational vehicle space shall be plainly marked and numbered for identification.

f. Occupancy. Only one recreational vehicle shall occupy a space. Recreational vehicle parks may be open on a year round basis. No recreational vehicle shall remain in the park for more than thirty days continuous for a maximum of a one hundred and twenty day period in any one year period.

g. Surfaces. Each recreational vehicle space shall be covered with crushed gravel or paved with asphalt, concrete or similar materials, and shall be designed to provide for runoff of surface water. The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle, or part of an outdoor patio, need not be paved or covered with gravel.

h. Utilities.

1. Seventyfive percent of the recreational vehicle spaces shall be provided with electrical service.

2. The park shall provide wastewater holding tank disposal facilities and a source of potable water for filling water tanks

3. The park shall provide for every fifteen recreational vehicle spaces, one toilet and lavatory for each sex.

4. The operator shall prohibit use of portable generators between the hours of 9 p.m. and 9 a.m. in the recreational vehicle park.

i. Solid Waste Disposal. Dumpsters/or trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for every fifteen recreational vehicle spaces.

j. Parking.

1. One parking space shall be provided within each recreational vehicle space.

2. Additional parking shall be provided for exclusive use of the park manager and employees.

3. Guest parking shall be provided at a rate of one parking space per ten recreational vehicle spaces.

k. Roadways.

1. All designated driving lanes shall be not less than fifteen feet in width and shall provide for a twenty five foot corner radius for turning or an alternate design to be approved by Planning.

2. All driving lanes shall be crushed gravel, asphalt, or concrete and designed to permit easy access to all recreational vehicle spaces.

3. No parking shall be permitted on the edge of the driving lane.

4. Driving lane maintenance shall be the responsibility of the park owner or operator.

l. Storage. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the park or any guest of the park.

m. Common Areas. At least seven percent of the entire recreational vehicle park shall be developed as open space.

n. Accessory Uses. Accessory uses within the recreational vehicle park may include an office, a place for a manager to live, a bathhouse and outhouse buildings, a small convenience store, storage buildings, and other necessary facilities.

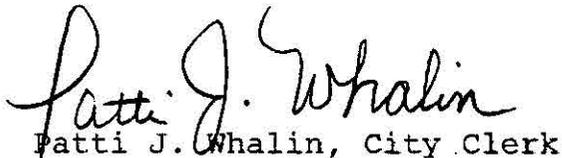
Section 21.61.095. Temporary Recreational Vehicle Parks. If existing recreational park facilities are unavailable, temporary recreational vehicle parks may be established for scheduled caravans provided that a temporary use permit is obtained at the City Planning Department prior to occupancy.

DATED at Homer, Alaska this 8th day of August , 1988.

CITY OF HOMER


John P. Calhoun, Mayor

ATTEST:


Patti J. Whalin, City Clerk

First Reading: July 11, 1988

Public Hearing: July 25, 1988

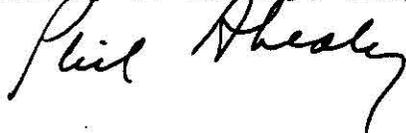
Second Reading: August 8, 1988

Date of Adoption: August 8, 1988

Effective: 8/9/88

Reviewed and approved as to form and content:

Philip C. Shealy, City Manager



A. Robert Hahn, City Attorney