

**CITY OF LAKEVIEW
BAXTER COUNTY, ARKANSAS
ORDINANCE 24-01**

AN ORDINANCE TO ESTABLISH RULES AND REGULATIONS FOR THE CREATION, OPERATION, AND USE OF RECREATIONAL VEHICLE (RV) PARKS WITHIN THE CITY OF LAKEVIEW, BAXTER COUNTY, ARKANSAS

WHEREAS, the City of Lakeview is obligated to maintain an appealing atmosphere for its business community which may include regulating certain businesses within its city limits; and

WHEREAS, it is also desired to keep the public informed as well as avoid confusion regarding RV Park Requirements; and

WHEREAS, Recreational Vehicle (RV) Parks may require special supervision from certain departments of the City of Lakeview in order to protect and preserve the health, safety, and welfare of the citizens of Lakeview, AR; and

WHEREAS, The City of Lakeview, AR recognizes its duty to interpret, construe, and amend its laws and ordinances to comply with constitutional requirements as they are announced.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakeview, Baxter County, Arkansas.

SECTION 1 – PURPOSE

A recreational vehicle (RV) park is designed to provide a designated area for recreational vehicles (regardless of class) suitable for temporary habitation and used for travel, vacation, and recreation purposes. No permanent residence may be established in the park and no permanent external appurtenances such as carports, may be attached to any vehicle.

It is the purpose of this ordinance to promote the health, safety, convenience, and general welfare of the inhabitants of the City of Lakeview and to regulate RV Parks within the city limits to ensure the development and maintenance of well-planned parks.

SECTION 2 – DEFINITIONS

The following terms are defined for the purpose of this ordinance:

- A. Recreational Vehicle. All vehicles and portable structures built on a chassis, designed as a temporary dwelling for travel, recreation, or vacation use, to include but not be limited to Class A, B and C Motor Home; Van; Pickup Camper; Travel Trailer or Tent Trailer.
- B. Recreational Vehicle Park. Any plot of ground on which two or more RVs, occupied for temporary dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.
- C. Recreational Vehicle Space. A plot of ground within an RV Park designated for accommodation of one (1) RV on a temporary basis.

SECTION 3 – APPLICABILITY

- A. An RV Park or regulated expansion of an RV Park shall be considered land development. Such development can only be done on lands zoned for commercial use.
- B. The requirements of this ordinance shall apply to any tract of land developed under the ownership or management of any person, firm, or corporation for the purpose of locating two or more RVs. This ordinance is applicable to new as well as existing parks wishing to expand.
- C. These standards shall be required for RVs and RV Parks in which sites will be rented for transient use.

SECTION 4 – PRELIMINARY CONSULTATION

Prior to making applications for an RV Park, prospective applicants are encouraged to discuss the site plan with the City of Lakeview Code Enforcement Official who will carry such application to the Planning & Zoning Commission. The purpose of this meeting would be to address and eliminate as many potential problems as possible that may arise and to allow the application process to proceed without delay. There is no fee for a pre-application consultation.

SECTION 5 – APPLICATION & LICENSING:

- A. The applicant shall submit the form attached to this Ordinance along with plans for a commercial RV Park to the Code Enforcement Official of the City of Lakeview who will forward them to the Planning & Zoning Commission for action.
- B. It shall be unlawful for any person to construct, maintain, or operate any RV Park within the limits of the City of Lakeview unless he or she holds a valid business permit issued by the City of Lakeview.

SECTION 6 – FEE

A \$25 fee shall be assessed annually for each RV space within the RV Park in addition to any business permit required by the City of Lakeview. It will be at the discretion of the Code Enforcement Official if payment of this fee will be assessed for the first year of operation.

SECTION 7 – WATER, WASTEWATER, SEWAGE, ELECTRICAL DISTRIBUTION, PLUMBING, AND REFUSE HANDLING REQUIREMENTS

All utilities and refuse handling must be in accordance with the *Arkansas Department of Health Rules and Regulation Pertaining to Mobile Home and Recreational Vehicle Parks* and any other applicable statute, ordinance or health department regulation. No license or permit shall be issued for an RV Park pursuant to this Ordinance absent a copy of an Inspection and Approval Letter issued by the *Arkansas Department of Health* specific to the site and location of the license or permit sought.

SECTION 8 – SPECIFIC REQUIREMENTS:

- A. Park Size and Density: Park size shall not be less than three (3) acres and density shall not exceed more than eight (8) units per acre.
 - 1. Any accessory structure such as awnings shall, for purposes of separation, be an integral part of the RV.
 - 2. No permanent structures may be attached to an RV.

B. Plans submitted for a commercial RV park shall meet the following minimum requirements:

1. Sites shall have adequate space dimensions to accommodate the different sized vehicles. Note that the inclusion of green space within the design will have a favorable effect.
2. RVs shall be separated from each other and from other structures by a distance of at least 15 feet on all sides.
3. Setback of any on-site building or RV from any public street right of way shall be 25 foot minimum.
4. Setback of any on-site building or RV from any adjacent residential property shall be 100 foot minimum
5. Access to the RV Park shall be through one controlled point with access to the sites via an interior road system. No site or parking space shall front or have access to any public street.
6. A Service Building which shall house an approved number of restrooms, lavatories, showers, and other sanitary facilities required for the number of spaces available in the RV Park. This structure shall also serve as a safe haven for individuals using the park in the event of inclement weather.
7. Water and sewer/septic facilities shall accommodate each site. Plans must be submitted and approved by the Arkansas Department of Health.
8. Electrical master fuse or breaker panel and receptacles shall be in compliance with the National Electrical Code and State of AR Code.
9. Covered trash containers must have a specific location convenient for sanitation/garbage pickup. The storage, collection and disposal of refuse shall be conducted to ensure there is no health hazard, rodent harborage, insect breeding, nor accident or fire hazard.
10. Meets all state and local fire codes.

SECTION 9 – GENERAL REQUIREMENTS

A. Sites may be rented by the day, week, or month. Occupants of each site may remain in the same RV park for not more than three (3) months in any one (1) year period. No RV shall be used as a permanent place of abode, dwelling, or business for an indefinite period of time. Any action toward removal of wheels of an RV except for temporary purposes of repair is prohibited.

- B. RV owners who wish to stay beyond the three (3) month period allowed may do so by requesting a waiver through the Lakeview Code Enforcement Official. Each case will be handled on its own merit but in no event shall a waiver exceed an additional 90 days.
- C. The maximum number of occupants in any RV shall be limited to the RVs rated occupancy rate.
- D. A record shall be maintained of every rented RV site for a period of two years. Minimum, information required shall include:
 - 1. Name and permanent address of owner validated by an approved government ID.
 - 2. Make, model, year and license tag of RV.
 - 3. Date of arrival and date of departure.
 - 4. Number of individuals (adult and children) who resided in RV.
- E. Dogs and cats are not permitted to run at large or commit any nuisance within the RV Park. Reference Lakeview Animal Control Ordinance for other requirements within the city.

SECTION 10 – PENALTY FOR VIOLATION

Any violation of this ordinance shall be deemed a misdemeanor offense and any person, partnership or corporation refusing to comply with the conditions of this ordinance shall, upon conviction, be fined a sum not less than \$50.00 nor more than \$500.00. Each day the violation remains out of compliance shall constitute a separate offense.

SECTION 11 – SEVERABILITY

The invalidity or unconstitutionality of the provisions of this ordinance shall not affect any other section hereof, but shall remain in full force and effect.

SECTION 12 – EMERGENCY CLAUSE

The City has long recognized that this ordinance is necessary to promote the health, safety, convenience and general welfare of the inhabitants of the City of Lakeview as stated above and based on the fact that the City has received several inquiries in recent months concerning this topic an emergency is declared to exist and this ordinance shall be in full force and effect from the date of its adoption.

PASSED, ADOPTED AND APPROVED this 17th day of September, 2024 by the Lakeview City Council comprised of Ralph Edge, Lindley Reubin, Janet Castillo, Bill Svehla and Brenda Newell on motion by Cncl. Newell, 2nd by Cncl. Castillo with a roll call vote of 5 Yeas and 0 Nays.

Attest:

Kim Wallace
Kim Wallace, Recorder/Treasurer

Dennis A. Behling
Dennis A. Behling, Mayor