

TOWN OF CALLAHAN, FLORIDA
ORDINANCE NO.: 2017-004

Sept. 18th Meeting

AN ORDINANCE OF THE TOWN OF CALLAHAN TO AMEND THE CALLAHAN CODE BY ADOPTING LAND DEVELOPMENT REGULATIONS FOR RECREATIONAL VEHICLE PARKS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of the Town of Callahan does not currently regulate or provide for the location of recreational vehicle parks;

WHEREAS, the Town Council finds that adopting regulations for the development and location of recreational vehicle parks will benefit the health, safety, and welfare of the residents of the Town of Callahan by providing for orderly land and economic development;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, FLORIDA, AS FOLLOWS:

Section 1. A new § 195-71(D) of the Code of the Town of Callahan is hereby adopted as follows:

D. Recreational vehicle parks, subject to the following conditions, plus other conditions and requirements that may be applied to conditional uses under Code §§ 195-23 and 195-24.

- (1) RV Parks may rent spaces to motor homes, travel trailers, campers, and tent trailers. Tent camping or camping out of ordinary vehicles is not allowed.
- (2) Space may be rented to a single user for up to eight weeks.
- (3) All RV Parks must be at least three acres.
- (4) All spaces must have water lines supplied by the Town's water system with at least one line for the RV and one hose bib. At least 80% of all spaces must have water, sewer, and 110 volt or 110/220 volt electric hookups, hard-surfaced pads of at least 10' wide and 40' long, and at at least 1,500 square feet. Sewer hookups must connect to the Town's sewer lines by at least a 4" riser pipe with a watertight cap. Spaces without any hookups must be at least 900 square feet. The remaining spaces may have gravel pads at least 10' wide and 25' long, and may be occupied only by RVs that do not have self-contained toileting and bathing facilities.
- (5) All spaces must be at least 25' wide, allow for at least 10' between RVs, including awnings and pop-outs, and be at least 50' from any highway or arterial road, 25' from other public rights of way or roads, 15' from any other property line, and 20' from any building.
- (6) All streets or roadways within a park must conform to Town of Callahan standards, be lighted, be at least 32' wide for two-way traffic or 18' wide for one-way traffic, and have maximum 6% grades. All curves shall provide for a 50' turning radius. Bridges must have at least 16-ton capacity.
- (7) Sufficient sanitary facility that contains lighting, toilets, showers,

and laundry facilities must be provided so that no space is more than 500' from any RV.

(8) At least one station for the disposal of waste from RVs must be provided and connected to the Town's sewer lines.

(9) All utilities must be underground.

(10) Lighting must confine the direct beams to the RV park.

(11) A fire hydrant at the entrance must be supplied, as well as additional hydrants so that no hydrant is more than 500' from another hydrant.

(12) Site renters may not use or place any structures other than ordinary, temporary camping structures.

(13) Open fires are prohibited.

(14) A log of renters' names and addresses and make; model, and license numbers of vehicles; and dates of stay must be maintained and made available to public officials.

(15) At least one guest parking space must be provided for every five sites.

(16) At least 20% of the total area of the RV park must be used for common areas dedicated to recreational uses.

(17) Buffers of hardwood trees must be planted along state highways, with trees having a minimum trunk diameter of four inches and no more than 15' apart.

Section 2. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 3. This Ordinance shall become effective upon its adoption.

ADOPTED THIS _____ DAY OF _____, 2017.

TOWN OF CALLAHAN, FLORIDA

Ken Bass, Town Council President

ATTEST:

APPROVED:

Stephanie Knagge, Town Clerk

Robert Rau, Mayor

Date of First Reading:

Dates of Publication:

Date of Public Hearing

& Second Hearing:

Date of Final Passage: