

COUNTY OF SANTA CLARA PLANNING COMMISSION

**SANTA CLARA COUNTY
RECREATIONAL VEHICLE
DEVELOPMENT DESIGN GUIDELINES**

**ADOPTED BY RESOLUTION
MARCH 3, 1994**

**Santa Clara County
Department of Planning and Development
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Introduction

This packet contains the R.V. Design Guidelines adopted by the Planning Commission on March 3, 1994. In addition, there is a section of the Zoning Ordinance, Section 37-18 "Recreational Vehicle Parks" which also applies to R.V. Parks, which is included in this packet. These two documents should be used together in the design as well as the review of all new or expanded R.V. Parks. The Ordinance will be used by the Planning Commission when reviewing an R.V. Park use permit application. The Design Guidelines will be used by the Architectural and Site Approval Committee for reviewing the project design.

RV PARK DEVELOPMENT DESIGN GUIDELINES
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The regulations for special occupancy parks adopted in Title 25, Division, 1 Chapter 2 shall apply. To the extent possible under State law, the following guidelines shall be used by the Architectural and Site Approval (ASA) Committee when reviewing new or expanded RV park development proposals (alternatives to each guideline may be acceptable if they meet the intent of the guideline). It should be noted that the project must also comply with Zoning Ordinance Section 37-18 (R.V. Parks) and that these guidelines are a supplement to this ordinance section. These standards apply to all zoning districts in which R.V. parks are allowed, however other standards may be adopted for R.V. Parks located in the Hillside zoning district at some later date.

(1) Minimum distances: No restroom is to be located closer than 25 feet nor further than 400 feet from an RV space. Minimum distance for the separation of an RV space from a building is 10 feet. The minimum distance between RV spaces shall be 10 feet from side to side and that area shall be landscaped, 8 feet from side to rear, and 6 feet from rear to rear or front to rear. When an RV has projections including eave overhangs, the projections may intrude into the distance required for separation or setbacks, provided that a 6 foot separation is maintained between the edge of the projection and an adjacent RV, building, accessory structure or its projection.

(2) Recreation facilities: Active recreation facilities will be provided as appropriate to the anticipated clientele which may include swimming pools, game areas [tennis, shuffleboard, etc.] and barbecue areas. At least one 800 square foot children's play area is to be provided for a park with 20 or more spaces, at a ratio of one such 800 square foot area for each 60 RV spaces or fraction thereof. Such play area is to be equipped with any of the following: swings, slides, climbing structures or other play equipment which shall satisfy state standards.

(3) Interior landscaping: The interior of the RV park will contain landscaped areas (not including perimeter landscaping) equal to at least 10% of the developed area and distributed throughout the RV park. Planter areas shall have minimal dimensions of 4 feet except where a specific site or design requirement makes this width impractical. Landscaping shall include fast growing, drought tolerant, deciduous or evergreen trees with deep roots and able to provide maximum summer shade and visual relief. A goal is to have at least one tree planted per vehicle space in the interior of the park. Existing trees shall be saved to the maximum extent possible. The landscaped areas shall be protected from wheeled traffic by berms, curbing, fencing, posts, or other means. Lawn areas shall include a mowing strip for easy maintenance.

(4) Perimeter landscaping: The RV Park will be surrounded by perimeter landscaping to minimize off-site visibility, potential noise, lighting and glare and other land use conflicts. This landscaping area should average at least 15 feet in width and contain sufficient plants to provide appropriate screening. Where other uses (including residences and highways) adjoin the RV park, an earthen landscaped berm may be required of at least 2 feet in height which shall extend along at least 90% (access drives not included) of the perimeter length separating the RV park from that use. In some cases, 6 foot solid wood or masonry fencing may be required instead of or in addition to the berm to mitigate potential land use conflicts. The fencing and landscape screening may vary or be waived where terrain, natural vegetation, or area character would make screening unnecessary or ineffective.

(5) Noise: Where adjoining uses, such as highways or railroads, will generate a noise level of 60 Ldn or higher at the nearest R.V. space, noise attenuation shall be provided to a 55 Ldn level or lower (consistent with the County noise ordinance). A perimeter berm and/or masonry wall along with screening vegetation is a preferred method of noise reduction. The noise reduction plan must be prepared by a noise expert acceptable to the County.

(6) Signs: In the interior of the park, driveways should be named with signs placed at intersections, and individual sites should be numbered with numbers conspicuous enough to be seen from the driveway both in the day and at night. Signs advertising the park shall be designed in conformance with the appropriate zoning district and respect the surrounding land uses. No flashing or moving lights will be allowed.

(7) Parking: As stated in the Zoning Ordinance Section 37-18 (5), parking shall comply with state and local regulations. County parking standards require that 1 parking space be provided for every R.V. space. In addition to that requirement, Section 37-18 (5) specifies parking guidelines for extra vehicles (1 space every 100 feet) and guests (one space for every ten (10) R.V. spaces).

ZONING ORDINANCE
Article 37. Special Use Regulations Applicable
to Certain Districts

Sec. 37-18. Recreational vehicle (RV) parks.

Recreational vehicle (RV) parks may be allowed subject to a use permit and architecture and site approval (ASA) within the A1, SS (specifically section 17-5.4), and HS (specifically section 14-4.5(b) zoning districts) and subject to receipt of a permit from the state department of housing and community development prior to opening the park. "Recreational vehicles" shall be considered any vehicle so defined under the California Health and Safety Division 13, Part 2, Section 18215.5. The state regulations applicable to "special occupancy parks" apply. However, this section does not apply to temporary recreational vehicles or trailer parks, incidental camping areas or tent camps. Nothing in this section shall be construed to abrogate any of the provisions of the California Code of Regulations, Title 25, Chapter 2, Subchapter 2, relevant to recreational vehicles parks.

The planning commission may impose a time limit on the use permit and/or may require a periodic inspection by appropriate county agencies to ensure compliance with conditions of approval, in which case the applicant will be required to pay an appropriate inspection fee, as determined by the county, to pay for necessary staff time.

RV park development guidelines, to be used by the ASA committee, may be adopted by the planning commission. The commission may refer the application to the ASA committee before taking final action on the permit.

Special findings: Prior to issuance of a use permit to allow RV parks and/or adjoining uses under the same management, the commission must make the following findings:

- (1) The RV park is designed to accommodate long-term occupancy stay (over thirty (30) days) unless spaces are specifically designated for short-term occupancy stay (under thirty (30) days). Therefore, the park shall be designed to provide for all the needs and amenities of the long-term occupancy of families with and without children.
- (2) The RV park is designed to accommodate health and safety concerns as required by state law and appropriate local regulations. This may include facilities such as public restrooms, showers and laundry facilities. Long-term spaces will be provided with a connection to an adequate sewage system, potable water, electrical hookups and individual closed trash containers or a common closed trash container as approved by the health department. The RV park is not located in the one-hundred-year floodplain unless the plans show appropriate mitigation.

- (3) The RV park is designed to provide for convenience and recreation as required by state law and appropriate local regulations. The RV Park may include facilities such as a public telephone(s), mail drop(s), a children's play area(s) separated from vehicle traffic, active recreation facilities (which may include a recreation room) lawn area for outdoor activities, an outdoor all weather surfaced (could be grass) patio space and may include a small grocery store.
- (4) The RV park is designed to accommodate fire safety concerns as required by state law and appropriate local regulations. The site is fully accessible throughout the RV park to emergency vehicles and provides adequate fire protection facilities, including water supply through hydrants, or other methods as approved by the county fire marshal. Driveways are surfaced with oil and screenings or better (preferably A.C. as oil and screening does not hold up with a lot of use) and designed to county standards to sustain thirty-five thousand (35,000) pounds of weight or more. Driveways are named with signs placed at intersections, and individual sites are numbered with the number displayed in a conspicuous location facing the driveway.
- (5) The RV park is designed to provide for adequate access and parking as required by state law and appropriate local regulations. Individual RV spaces are designed with an all weather surface (preferable A.C.). Each space should have a minimum width of twenty (20) feet and an area of at least seven hundred fifty (750) square feet. As a guideline, a parking space for an extra vehicle should be provided every one hundred (100) feet, and a small parking lot(s) (one space for every ten (10) RV spaces as a guideline) for guests.
- (6) The school district in which the project is located has indicated in writing that the school impact fee requirements will be met to its satisfaction or that the school district is not impacted.
- (7) The RV park may set aside specific designated spaces for short/long-term storage of RV's with the concurrence of the county health department. These sites must be shown on the approved site plan.
- (8) The RV park is designated to provide adequate perimeter landscaping and fencing to minimize off-site visibility, potential noise, lighting and glare and other activities that could be a nuisance to neighboring properties. Signs advertising the park shall be designed in conformance with the appropriate zoning district and respect the surrounding land uses.
- (9) Manager and/or employee housing must be shown on the site plan and approved as part of the use permit.

(Ord. No. NS-1200.250, § 2, 11-17-92)