

Ordinance No. 269

AN ORDINANCE OF THE VILLAGE OF LODGEPOLE, NEBRASKA TO ESTABLISH A RECREATIONAL VEHICLE PARKS ZONE; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR THAT THE PROVISIONS OF THIS ORDINANCE SHALL BE MADE A PART OF THE CODE OF THE VILLAGE OF LODGEPOLE, AND THAT THE SECTIONS MAY BE RENUMBERED; TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE AND THAT THIS ORDINANCE SHALL TAKE EFFECT AFTER PASSAGE, PUBLICATION, POSTING, AND PROCLAMATION AS OTHERWISE PROVIDED. BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF LODGEPOLE, NEBRASKA.

Section 1. That Section 13 of the Comprehensive Zoning Code of the Village of Lodgepole is hereby amended to add Section 13.04 as follows:

**Section 13.04. RECREATION VEHICLE PARKS.**

Section 13 Mobile Home Park and Recreational Vehicle Park Regulation

13.04 – Recreational Vehicle Parks

- A. Recreational Vehicle Parks shall be allowed within the zoning jurisdictions of “R-3” Residential, Commercial, Industrial and Agricultural Districts of the Village of Lodgepole upon a Conditional Use Permit being approved and issued by the Village and the Park being constructed in conformance with the following requirements:
1. The tract to be used as a recreational vehicle park or campground shall not be less than one (1) acre in area. Under no circumstances shall a manufactured home be parked in a recreational vehicle park or campground. Recreational Vehicle Parks shall be excluded from R1, R2 and R4 Residential Districts.
  2. The maximum number of recreational vehicles, trailers, or camp sites shall be 15 per acre.
  3. Each recreational vehicle, trailer, camp site shall be plainly marked.
  4. The minimum dimensions of a recreational vehicle, trailer or camp site shall be 30 feet wide by 60 feet long.
  5. Each recreational vehicle, trailer, camp site shall be separated from other recreational vehicles, trailers or camp sites by at least 15 feet.
  6. A detailed site plan, displaying specific location for major site structures, open spaces, parking facilities, and roads must be submitted.
  7. All recreational vehicle, trailer, camp sites shall meet the required setbacks from roads and from the ordinary high-water mark.
    - i. Interior Lot Lines 50 feet
    - ii. Front Yard Setbacks 25 feet
    - iii. The exterior lot line setbacks shall be maintained in open space; except those landscapes for the purpose of screening the park from visual views from adjacent residential properties.
    - iv. Screening at least six feet in height shall be provided between the recreational vehicle park or campground and any adjoining residential areas.
  8. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties provided:

- i. No one space shall be designated for direct access to a county road or highway outside the boundaries of the recreational vehicle park or campground; ii. All interior access drives shall be at least 20 feet in width; iii. All interior access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud; and iv. Roads must be designed with safety in mind, to eliminate bottlenecks; with a preference of looped design.
9. There shall be two off-street parking spaces per each individual recreational vehicle, trailer, camp site.
10. Each pad location shall be equipped with the following:
  - i. A sanitary sewer connection per Nebraska DEQ requirements.
  - ii. A potable water connection per Nebraska HHS requirements.
  - iii. If pad sites are not supplied with individual sanitary sewer and water connections, then a "community building" shall be constructed to the following requirements;
    - a. Pads shall not be located more than 300 feet from the "community building".
    - b. Separate toilet, lavatory, and shower facilities for each sex in the following ration: one flush-type toilet, one lavatory, and one shower or bathtub for females and one flush-type toilet, one lavatory, and one shower or bathtub for males.
    - c. The previous toilet sanitary standards shall be for every 30 pad sites.
    - d. Have an accessible, adequate, safe, and potable supply of cold water.
    - e. Comply with all Nebraska Building, Electrical, and life safety codes.
    - f. Be maintained in a clean, sanitary condition and kept free of any condition that is considered a health hazard.
11. Other criteria that shall be met include:
  - i. No more than one wheeled recreational vehicle or trailer shall be allowed on any individual pad site. In addition to these units, tents may be erected to serve as auxiliary Shelter.
  - ii. These parks are considered as a seasonal business and site and individual recreational vehicles or trailers considered seasonal dwelling and shall not be occupied for more than 5 consecutive months within a 12-month period. One month is equivalent to 14 days or more.
  - iii. Wheels and tires shall remain in the in-transit position.
  - iv. No porches, lean-tos, or additions shall be constructed onto any of these recreational dwellings. Canvas Screen rooms or awning shall be allowed.
  - v. A Shelter unit may be located on an individual pad site provided it is designed only to protect occupants from the elements and does not have a permanent water supply, a sewage system, electricity or heating and cooling facilities.
  - vi. Each site may have a permanent fire pit with metal or block, limiting ring for a 3-foot flame.
12. No parking allowed on internal roadways.
13. Provide at least one dumpster for proper trash disposal. A garbage and refuse shall be collected, stored, and disposed of in a manner that will not create a nuisance, provide a breeding place for flies, or harborage for rodents. All containers for garbage and refuse shall be water-tight, having tightfitting covers and shall be fly and rodent proof. Garbage Containers shall be kept clean.

14. Distribute campground rules and site plan to all occupant(s).
15. These requirements may only be modified upon an applicant's written showing of good cause with approval of the Planning Commission and the Village Board. The applicant must submit complete plans of the proposed project.

Section 2: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3: This Ordinance shall be effective after its passage, approval and publication according to law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

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CHAIRMAN

(SEAL)

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CLERK