



Text Amendment to allow Private RV Parks in certain Zoning Districts

Petition PB-19-88 TCH
Ordinance 190292

City Commission February 6, 2020

Request

- Create a new use & definition: “Recreational Vehicle Park”
- Amend the definition of “Recreational vehicle”
- Add RV Park as a use by right in the BA, BT, BI, & I-1 zoning districts (by SUP on property < 10 acres)
- Amend Article V. Use Standards to add requirements for RV Parks

Background Information

- Current Code only allows “RV parks and campsites” (undefined) in the PS Zoning District
- PS Zoning limited in the City & generally associated with governmental ownership
- No existing private RV Parks in city limits & no provision for them
- Private RV Parks offer an alternative to traditional hotel & B & B accommodations
- RV use is increasing in the US; Tourism is increasing in Gainesville/Alachua County

Alachua County Tourism Information

- Annual impact from tourism: \$942.8 million
- 2.1 million overnight visitors (FY 2018)
- 1.26 million rooms sold
- 7.5% of County employment in hospitality
- Average stay: 2-3 nights
- \$5.34 million in bed tax collected (includes RV stays); up 45% since 2013
- \$10.3 million in sales tax revenue

Text Change Benefits

- Creates an opportunity for increased tourist activity in city limits
- Allows for greater temporary accommodation choices in city limits
- Makes the Code consistent with State Statute definitions of recreational vehicles
- Provides standards for the RV Parks that protect adjacent properties & the environment
- Ensures compatibility by limiting the use to BA, BT, BI, & I-1 zoning districts

Text Changes

- Amend Recreational Vehicle definition
- Add new definition of Recreational Vehicle Park
- Add Recreational Vehicle Park to the list of uses by right in **BA, BT, BI**, & I-1 zoning districts (by SUP on property < 10 acres)
- Provides standards for Recreational Vehicle Parks that protect adjacent properties & the environment

Amend Definition

- ***Recreational vehicle*** means any vehicle, not exceeding the overall length provided in Florida statutes for recreational vehicles or eight and one-half (8.5) feet in width, designed and intended for recreational purposes, including camping trailers, travel trailers, boats, campers, truck campers, buses, tent trailers, motor homes, private motor coaches, van conversions, park trailers, fifth-wheel trailers, and other similar vehicles with or without motive power, designed and constructed to travel on public thoroughfares.

Add New Definition

- ***Recreational Vehicle Park*** means a privately-operated property where 1 or more spaces or lots are rented to users of recreational vehicles on a temporary basis. Recreational vehicle parks may contain accessory uses such as, but not limited to, recreational facilities, showers and restroom facilities, laundry facilities, picnic areas, camp stores, on-site manager's residence, RV park office, and pump out/dump stations.

Add RV Park to **BA, BT, BI, & I-1**

- Add Recreational Vehicle Park to the BA, BT, BI, & I-1 zoning districts as a use by right (Table V-7)
- Add a reference in Table V-7 to new Section 30-5.22, which includes the special requirements for RV Parks (new use in Article V. Use Standards, Division 1)

Add a New Use in Article V

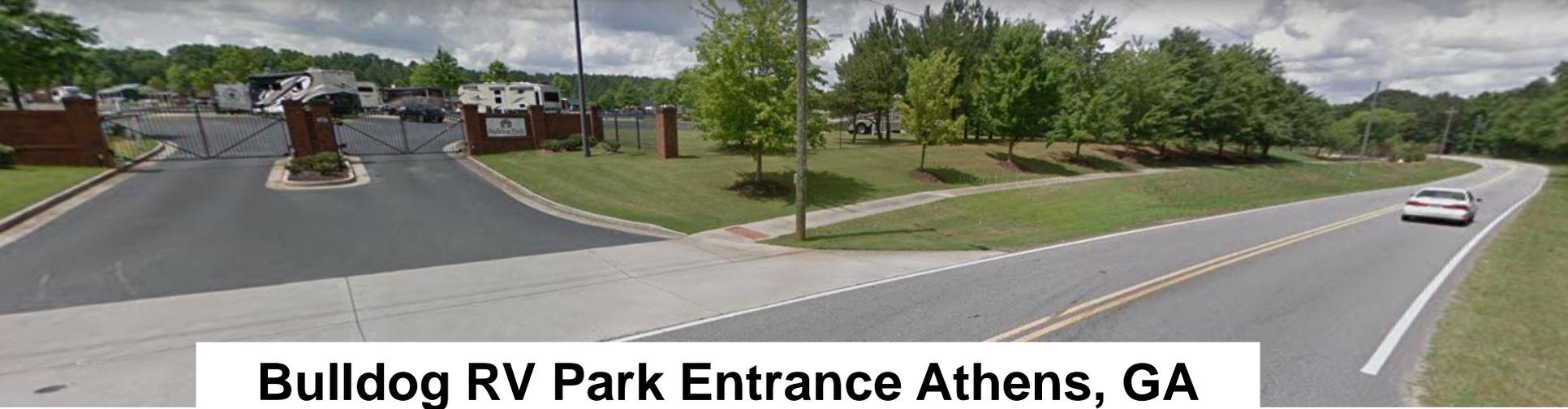
- Create a new use called RV Parks with use standards specified in Article V
- Use standards include:
 - Dimensional standards and buffers
 - Required utility connections
 - Prohibited when abutting SF land use category
 - 60-day occupancy limit within 120-day period
 - Landscaping/Screening requirements
 - Prohibitions: outdoor storage; amplified music; open fires; generators; fuel dispensing; hazardous materials
 - On-site manager's residence allowed

Summary

- Request:
 - Amend the definition of Recreational Vehicle for consistency with State Statutes definition
 - Add a new use RV Park & a definition
 - Amend the text of the BA, BT, BI, & I-1 zoning districts to add RV Park as a use by right
 - Add required use standards in Article V
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of
Petition PB 19-88 TCH & Ord. 190292**

Examples of Urban RV Parks

- Athens, Georgia
 - San Diego
 - Phoenix, Arizona
 - Tallahassee, Florida
 - Cherry Hill, Maryland near Baltimore
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- Examples show RV Park entrances and internal RV Park areas



Bulldog RV Park Entrance Athens, GA



Desert's Edge RV Park Entrance Phoenix, AZ



Tallahassee RV Park entrance off Mahan Drive



Internal Area of Tallahassee RV Park

Desert's Edge RV Park Phoenix Arizona



Mission Bay RV Park San Diego, California



Cherry Hill Maryland RV Park Internal Area



Consistency with the Comprehensive Plan

FLUE Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Text amendment is consistent with Objective 4.2. It proposes use standards in the LDC to protect adjacent uses & promote compatibility.

Consistency with the Comprehensive Plan

FLUE Policy 4.2.1

The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features, and tree canopy.

Text amendment is consistent with Policy 4.2.1. It proposes use standards to protect adjacent uses, including prohibitions on the use when abutting SF residential, increased setbacks from other residential land uses, and use regulations that promote compatibility (prohibitions on amplified music: generators; outdoor storage; etc.)