

ORDINANCE 678

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF LOGANSPORT TO PROVIDE FOR AN RV
PARK AS A CONDITIONAL USE IN ALL ZONING DISTRICTS
EXCEPT LR1

WHEREAS, a public need exists for RV Parks to be authorized as a conditional use in all zoning districts of the Town of Logansport except LR1.

BE IT ORDAINED by the Mayor and Town Council of the Town of Logansport in regular session convened that the Zoning Ordinance of the Town of Logansport hereby is amended to add the following classification:

RV Parks

RV Parks, in which parking and other services for recreational vehicles are provided through rental for transient use, are authorized for consideration as a conditional use in all zoning districts except LR1. Non-transient RV park sites shall conform to minimum standards established for conventional residential developments as stipulated elsewhere in the ordinances of the Town of Logansport.

Consideration and approval of an application for an RV Park shall be subject to the following minimum standards (unless otherwise modified by the Planning and Zoning Commission or Town Council) and further subject to approval of a site plan submitted by the applicant:

1. Occupancy

No site shall be used as a place of permanent residence.

2. Minimum Area

RV Parks are subject to a minimum site area of 3 acres, and shall be adequate in area so as not to create a nuisance for any surrounding or nearby use.

3. Lot Configuration

- A. Minimum pad size: 25 feet x 40 feet.
- B. Pads shall be surfaced in rock or concrete and adequately maintained.
- C. Parking shall be provided on or adjacent to each pad adequate for two vehicles.
- D. The parking surface provided shall be rock or concrete.

4. Streets

- A. Streets shall be concrete or rock with soil cement, and have a minimum width of 12 feet if one way or 15 feet if two way.
- B. Shoulders shall be a minimum 7 feet in width, surfaced in rock or concrete.

5. Street Lighting.

The RV Park owner shall be responsible for street lighting along interior streets with minimum spacing of 150 feet. All electrical supply lines for street lights shall be underground, unless otherwise approved.

6. Sidewalks

Adequate sidewalks or other approved surfaced access shall be provided to any building or common area used by park patrons.

7. Utilities

Underground utility services, sanitation, private solid waste services, and fire protection shall be provided by the RV Park owner for each pad and other park improvements. Any park dumpster shall be adequately screened on 3 sides, as approved by the Planning and Zoning Commission.

8. Screening, Landscaping, Buffering, and Setback

The owner of the RV Park shall be responsible for installation and maintenance of an approved plan for landscaping or other screening (such as maintenance of a tree buffer) adequate to screen the RV Park from any roads or other public areas. Suggested landscaping plants are Red Tip

Photinia or other approved shrubbery with minimum height of 5 feet and maximum height of 8 feet, which shall be properly maintained. No individual pad site in any RV Park shall be located closer than 50 feet to any public road.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

This Ordinance having been submitted to a vote with a motion by

_____ and second by _____ with

the vote thereon as follows:

YEAS: NAYS: ABSENT: ABSTAIN:

This ordinance was adopted this 13th day of April, 2010.

Town Clerk