

**ORDINANCE NO. 21-854**

**CITY OF GENTRY, ARKANSAS**

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF RV  
PARKS AND CAMPGROUNDS WITHIN THE CITY LIMITS OF THE  
CITY OF GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Gentry has determined that there exists a need to establish rules and regulations addressing the establishment and placement of RV parks and campgrounds within the City of Gentry;

NOW THEREFORE, be it ordained by the City Council of the City of Gentry, Arkansas:

**Section 1 Campgrounds and RV Parks - Legislative Intent**

The intended function of RV parks is to provide temporary sites for RVs, tents and similar accommodations for camping, vacationing, recreation, extended work related projects, travel or related purposes. The restrictions included in this Ordinance are intended to ensure that RV parks do not become de facto mobile home parks with placement of “permanent” RV units. A single RV occupied by the park manager is specifically recognized as being exempt from this requirement.

**Section 2 Definitions**

**Recreation Vehicle (RV).** Any vehicular unit, powered or unpowered, primarily designed and intended for use as temporary living quarters for recreational, camping or travel use. Recreational vehicles include camping trailers, motor homes, conversion vans/buses, pick-up mounted campers/shells, travel trailers, and self-contained trailers. For purposes of this Ordinance, tents shall also be considered to be recreational vehicles.

**RV Park.** A parcel of land developed specifically for RV rental spaces on a temporary basis. Uses within RV parks are limited to rental spaces and directly-related accessory uses as described elsewhere in this section.

**Campsite.** An individual space within an RV park intended for the accommodation of an RV or other camping unit.

**Sanitary Facilities.** Toilets, urinals, lavatories, showers, utility sinks, drinking fountains, and the building containing these facilities.

**Sanitary Waste Station.** A facility used for removing and holding for disposal of waste from self-contained camping vehicle sewage holding tanks.

**Service Building.** Any structure housing sanitary facilities, manager office, laundry room, convenience store, or any other camping related accessory uses. Laundry, general store, and other commercial uses should be for the convenience of RV park patrons, available primarily to guests of the RV park, rather than the general public.

### **Section 3 Review Process**

(A) An initial Application to develop and operate an RV park shall be submitted to the Planning Commission for consideration, so long as proposed in an A-1, R-4, C-1, C-2, I, or SP Zone. If the proposed site is located within an R-4, C-1, C-2, I, or SP Zone, the process for a Special Use Permit shall be followed. If GRANTED, the issued RV Park Use Permit shall not be subject to review, unless the RV park closes to the public or otherwise ceases operation as an RV park for a period of 12 continuous months.

(B) In considering the application for issuance of an RV Park Use Permit, the Planning Commission shall take into consideration the following use factors:

- i) the character of uses expressly permitted in the district;
- ii) the traffic flow which would be created by the proposed use;
- iii) any possible air, water or noise pollution resulting from such use;
- iv) parking and access requirements in connection with the proposed use;
- v) any necessary extension of utilities;
- vi) existing neighborhood uses including those currently within the district for which the use is proposed; and
- vii) the expected impact of the proposed use on the aesthetic character of the City of Gentry, Arkansas.

(C) The RV Park Use Permit should be granted if, on consideration of the use factors, the Planning Commission determines that the proposed RV park usage would be consistent with the stated purposes of the City of Gentry's Zoning Ordinance; and such proposed usage is otherwise in compliance with the regulations governing placement and issuance of RV Park Use Permits.

(D) Development or expansion of an RV park or the letting of any camping spaces prior to approval of the RV Park Use Permit is prohibited.

(E) Occupancy of the RV park premises without a Certificate of Occupancy is prohibited.

### **Section 4 Location of Recreational Vehicle Parks**

(A) Applications for an RV Park Use Permit may be considered for locations situated in Zones A-1, R-4, C-1, C-2, I, or SP, where the principal characteristic or activity in that location is:

- (1) Agricultural or open space;
- (2) Commercial uses;
- (3) Industrial uses; or
- (4) Manufactured Home placement.

## **Section 5 Park Dimensional Requirements**

(A) Park Size- Minimum of two (2) acres.

(B) Lot Frontage- Minimum of 100'.

(C) Campsite area- Minimum of 1,200 square feet, with a minimum width of 20' and a minimum depth of 40'.

(D) Density- Gross density shall not exceed 30 units per acre.

## **Section 6 Park Development Standards**

(A) Roadways and Interior RV park roads shall be improved with "SB2" or better base material and crowned to facilitate drainage away from the traveling lanes. One-way streets shall have a minimum width of eleven feet and two-way streets shall have a minimum width of twenty-two feet. Street layout must be approved by the Building Inspector and Fire Chief. The RV park owner is responsible for the maintenance of all streets, roads and all other improvements on the property.

(B) Parking- Each campsite must contain an improved surface parking, such as asphalt or concrete, at the minimum dimensions of 10' x 50'. No campsite occupants or visitors shall be permitted to park on unimproved surfaces.

(C) Campsite separation- Campsites shall be laid out so that separation between RVs shall be not less than 25' from parking pad to parking pad under any circumstances.

(D) Right of Way ("ROW") Access- There shall be no direct access to campsites from the public ROW.

(E) Open Space- Not less than 10% of the gross site area shall be provided for recreation or open space. Recreational facilities can be included to meet this requirement.

(F) Buffers - Along property lines where adjoining property is an actual residential use or is zoned for any type residential use, the Planning Commission may require a buffer area with a depth of not less than 25'. This area shall not be used for any purpose other than to serve as a passive buffer between the campground and adjoining residential property. The Planning Commission may also require installation of an opaque screening fence along all or some portion of the exterior property lines with a height of four feet forward of front yard setback lines, and a height of six feet in all other locations. Along property lines where adjoining land is neither zoned residential or in residential use the minimum buffer area depth shall be 10', with no screening fence required.

(G) Awnings/Skirting/Etc.- There shall be no removal of wheels or hitches (except as necessary for emergency repair), installation of skirting/underpinning, or erection of any awnings, porches, carports, etc.; unless such installations are clearly temporary in nature. There shall be no permanent electricity/water/sewer hook ups for any RV site in the RV owner's name. All utilities will be provided in the name of the Park owner.

(H) Site Number- Each space shall be identified by a sign with letters/numbers a minimum of three inches tall, posted in a conspicuous location on the space.

### **Section 7 Utilities Underground.**

All public utilities constructed within the RV park shall be underground.

### **Section 8 Refuse Disposal**

Collection, storage and disposition of refuse shall be handled with individual receptacles at each campsite; shared dumpsters placed throughout park; or some combination of the two. Dumpsters must be screened. Garbage containers must have lids. No burning of refuse shall be permitted in any RV park. Refuse shall be collected not less than one (1) time per week.

### **Section 9 Sewage/Sanitary Disposal Station**


(A) Every RV park shall provide a sanitary disposal station OR each campsite shall offer "full-service hook-ups" which shall include sewage disposal connection for the sole purpose of removing and disposing of waste from RV holding tanks. Design and operation of such stations and connections shall be subject to approval by the City of Gentry; Benton County; and/or the Arkansas Department of Health or such other agency, whether one or more, having jurisdiction.

(B) RV park water and sewage facilities shall be installed and operated according to City Water and Sewer System standards.

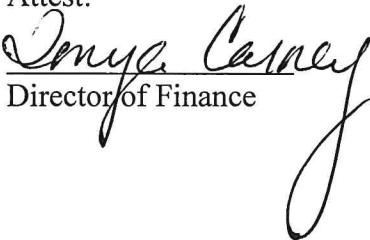
### **Section 9 Conflicting Provisions Repealed**

All Code provisions, ordinances, or resolutions of the City in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 13th day of September, 2021.

  
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Kevin Johnston, Mayor

Attest:

  
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Director of Finance

