

**VILLAGE OF JEMEZ SPRINGS
RECREATIONAL VEHICLE PARK (RVP) ORDINANCE
Draft as of 11-28-21**

1. Statement of intent.

The intent of the recreational vehicle park (RVP) ordinance is to enable the orderly, safe, and nuisance-free development and use of RVPs while preserving the rural nature and attractiveness of the Village.

2. Business registration and tax obligation.

A RVP shall register as a business with the Village of Jemez Springs and all guest charges and fees shall be subject to New Mexico gross receipts tax.

3. Permitted zones for recreational vehicle parks.

RVPs as regulated by this ordinance may operate in the Village Center District and in the Rural Development District upon the granting of a conditional use permit by the Planning and Zoning Commission.

4. Development Plan

A development plan shall be submitted to the Planning and Zoning Commission in accordance with the procedures established in this ordinance and meeting the following standards and requirements before applying for a building permit. An RVP shall be so dimensioned as to facilitate efficient design and management. Occupancy shall not be permitted until all infrastructures, facilities, and improvements are installed.

Plans shall be drawn to scale. The following additional information shall also be shown:

1. Name of the proposed RVP and name and address of the property owner and developer, if any.
2. The location and dimensions of all proposed rights-of-way, easements, and building
3. The locations, dimensions, and area of all proposed or existing RV spaces and of any proposed accessory structures such as bathrooms, laundry facilities, recreational buildings or structures, decks, storage sheds, or items of a similar nature.

The Development Plan shall further specify provisions for electric, water, and sewage, the maximum length of RV to be accommodated, and whether RVs that do not have self-contained shower and toilet facilities are allowed.

The applicant shall provide the Planning and Zoning Commission a set of the development plan at the time of application. Upon final approval the applicant shall

furnish the Commission with two sets of the final development plan for recording purposes.

If construction has not begun within one year from the date of approval of the development plan, the approval shall be considered null and void.

5. Development Guidelines

Access to the park. Direct vehicular access to the park shall be provided by means of an abutting street or highway. Direct vehicular access shall not be provided through an alley or easement.

Design of driveway entrance/exit. Entrances and exits shall be designed for safe and convenient movement of traffic into and out of the RVP and to minimize marginal friction with movement of traffic on adjacent streets or highways. No entrance shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavement at intersections shall facilitate easy turning movements for vehicles with trailers attached. No object shall obscure the view of an approaching driver in the right lane of the street or highway.

Internal streets. Streets within the RVP shall be privately owned and maintained and provided where necessary to allow safe, convenient access to all spaces and facilities used by occupants. Streets shall be designed and constructed in such a way as to not require RV loading or maneuvering on any public highway, street, sidewalk, right-of-way, or public grounds.

Street alignment and gradient. Street alignment and gradient shall be properly adapted to topography for safe movement of anticipated traffic and to control surface and ground water.

Street widths. Streets shall be of adequate width to accommodate the anticipated parking and traffic load and access by emergency vehicles.

Material. Streets shall be constructed of hard packed gravel or pavement.

RV spaces. RVP spaces shall only be used by RVs as defined in this chapter. The RV must maintain the ability to be pulled or moved at all times. The wheels of an RV shall not be removed except temporarily for repairs. Jacks or stabilizers may be placed under the RV to prevent movement while the RV is parked and occupied. RV spaces shall be hard packed or paved and shall provide drainage away from the unit. Course gravel is acceptable.

Buffer space. The RVP shall provide a buffer area around each RV that is consistent with “preserving the rural nature and attractiveness of the Village” (see section 1. Statement of Intent, above).

Parking spaces. The RVP shall have adequate hard-packed on-site parking.

Visual impact. The visual impact of the RVP shall meet the materials and aesthetic standards of the Village.

Noise Control. Use of RV generators shall be prohibited. Adequate sound attenuation devices shall be required if noise from the RV park intrudes onto an adjacent property.

Lighting. Lighting shall comply with the current Dark Skies Ordinance. All lighting shall be subject to review by the Planning and Zoning Commission.

Management offices and common facilities. A building or buildings containing the management office, recreational facilities, toilets, showers, and other common facilities shall be conveniently located for the uses intended. Consolidation of all facilities into a single building and location is acceptable.

Minimum required toilet and shower facilities. Toilet and shower facilities shall be required if the Development Plan for the RVP includes serving RVs that do not have self-contained toilet facilities (see section 4. Development Plan, above).

6. Operational Guidelines.

Ongoing operations shall conform with the following guidelines, except as otherwise modified by the conditional use permit granted for the facility:

Length of stay. The owner and operator of the RVP shall limit the stay of visitors at any such facility to no more than forty-five (45) days during any one hundred twenty (120) day period.

On site caretaker or host and local emergency contact. A local emergency contact shall be registered with the Village municipal office and with the Village Police Department and Fire Department. A caretaker or host on-site whenever the RVP is open to the public is preferred.

Open fire. Cooking shelters, barbecue pits, and fireplaces shall be so located, constructed, maintained, and used to minimize fire hazards and smoke nuisance both on and off the property. No open fire shall be permitted except in approved facilities. No open fire shall be left unattended, and all open fires shall be extinguished before occupants of spaces retire or leave the area. No fuel or material which emits dense smoke or objectionable odors shall be used or burned.

Disposal of wastewater, sewage, and trash. No RVP user shall dispose of wastewater, sewage or trash except in approved facilities provided by management for that purpose. All disposal areas shall be clearly marked and kept clean by management.