

AN ORDINANCE AMENDING CHAPTER 400 APPENDIX 1 C-3 COMMERCIAL DISTRICT CONDITIONAL USES B. 19. RECREATIONAL VEHICLE PARKS OF THE CODE OF THE CITY OF HOLLISTER, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI AS FOLLOWS:

B. "C-3" Commercial District Conditional Uses.

19. Recreational vehicle parks.

a. Recreational vehicle parks may be permitted provided they meet the general requirements of this Code.

- (1) Commercial business license shall be obtained from the City of Hollister to operate a RV park.
- (2) Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).
- (3) Minimum of five (5) acres.
- (4) Shall have one (1) additional vehicle parking space per each recreational vehicle site.
- (5) Utilities (electrical, water, and sewer) hook-ups shall be provided.
- (6) Provisions for waste/trash/garbage disposal in an enclosed area.
- (7) Registration office shall provide adequate paved parking for RV's and patrons.
- (8) A recreational vehicle park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.
- (9) Provide the City a written copy of park rules prior to issue of conditional use permit.
- (10) The recreational vehicles park shall not be expanded except by conditional use permit review.

- (11) Recreational vehicle parks shall be permitted on land shown in the designated floodplain as shown on Hollister’s Flood Insurance Rate Map (FIRM – official floodplain map.)
- b. RVs designed to be self-propelled or permanently towable by a vehicle shall be fully licensed and ready for highway use:
 - (1) RVs ready for highway use means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - (2) All vehicles required to tow a towable RV shall be fully licensed and ready for highway use.
 - (3) No tie-downs.
 - c. RVs shall not be on a lot site more than one hundred eighty (180) consecutive days. They may change to another lot site that is not adjacent to current lot site.
 - d. Well-maintained sites:
 - (1) Appliances shall not be permitted outside of a RV.
 - (2) Any furnishings to be assembled with tools shall not be permitted outside of a RV.
 - (3) External storage sheds, outbuildings, racks or shelves shall not be permitted outside of a RV.
 - (4) There shall be no additions built on to any recreational vehicle.
 - (5) Storage under a RV shall not be permitted.
 - (6) Temporary tents (easy ups or similar assemblies) shall be allowed for weather coverage only but are not to be used for overnight lodging or storage.
 - (7) No construction materials shall be permitted outside of a RV.
 - (8) Tarps shall not be permitted to cover up a RV, items on picnic tables or covering up items on lot.
 - (9) No washing of a RV or motor vehicle.
 - (10) No permanent fences allowed. Only portable fences shall be permitted for pets.
 - (11) No RV or vehicle repairs or maintenance shall be permitted on the premises.
 - (12) Sewer connections on the lot site shall be constructed with a threaded end for screw on cap. Connections to sewer or water shall not have leaks. No discharge of sewage or gray water on the ground.

(13) Skirting on RVs shall not be permitted except during the time period from October 1st thru March 31st. All skirting shall be removed during all other times of the year. Plastic sheeting, plywood, tarps or other makeshift skirting items which require tools to attach to RV shall not be permitted.

e. One RV to be used for year around employee housing may be placed on a site and shall meet the elevation and anchoring requirements for manufactured homes.

20. Self-service storage (mini-storage).

a. All driving surfaces up to and in front of the doors of the buildings shall be paved. This would include the public street accessing the compound.

b. The entire area that has rental space shall be fenced and gated. That fence shall meet the regulations of Hollister's Fence Code Section 500.280 through Section 500.310.

c. All other requirements of Section 400.180(B) shall be met.

21. Tanning beds as an accessory use to beauty/barber shops shall comply with City Code Section 605.210.

22. Tanning salons shall comply with City Code Section 605.210.

23. Tattoo parlors.

a. The facility, operator and all artists shall comply with the provisions of City Code Chapter 640.

b. Tattoo artists shall comply and show proof of compliance Missouri Division of Professional Registration: Office of Tattooing, Body Piercing & Branding and submit copies of their license.

24. Veterinarians or kennel.

a. Any outdoor exercise area for the animals shall be enclosed by a privacy fence and must be behind the building.

b. Outside animal runs shall be sanitized regularly to control odor, disease and insects.

c. Between the hours of 8:00 P.M. and 8:00 A.M. all animals shall be kept in an enclosed, adequately ventilated heated and/or air-conditioned space that not only protects the animals from the elements but is soundproofed enough that the sound level coming from the building measured at adjoining property lines shall not exceed sixty (60) dbA.

READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI THIS 6TH DAY OF APRIL, 2023.

Lamar Patton, Mayor

ATTEST:

Bridget Epps, City Clerk

STAFF REPORT FOR PLANNING COMMISSION

Prepared by Kathy Knight

TO: Rick Ziegenfuss, City Administrator

DATE: March 14, 2023

SUBJECT: Amending Chapter 400, Appendix 1 C-2 Commercial District Conditional Uses, B., 17. Recreational Vehicle Parks

Information: The staff recommends amending Appendix 1 C-2 Conditional Uses, to update the regulations of Recreational Vehicle (RV) parks.

We have several RV park areas in the floodplains currently and will have more in the future. The staff is requesting additional regulations for these RV park areas because of the potential flash floods that may occur.

Deleted wording is shown in ~~strike through~~-print and added wording is in **bold underlined** print.

Staff recommends approval of this change.

B. "C-3" Commercial District Conditional Uses.

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(1) Commercial business license shall be obtained from the City of Hollister to operate a RV park.

(2) Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).

(3) Minimum of five (5) acres.

(4) Shall have one (1) additional vehicle parking space per each recreational vehicle site.

- (5) Utilities (electrical, water, and sewer) hook-ups shall be provided.
- (6) Provisions for waste/trash/garbage disposal in an enclosed area.
- (7) Registration office shall provide adequate paved parking for RV's and patrons.
- (8) A recreational vehicle park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.
- (9) Provide the City a written copy of park rules prior to issue of conditional use permit.
- (10) The recreational vehicles park shall not be expanded except by conditional use permit review.
- (11) Only on land shown in the designated floodplain as shown on Hollister's Flood Insurance Rate Map (FIRM — official floodplain map).

b. RVs designed to be self-propelled or permanently towable by a vehicle shall be fully licensed and ready for highway use:

- (1) RVs ready for highway use means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
- (2) All vehicles required to tow a towable RV shall be fully licensed and ready for highway use.
- (3) No tie-downs.

c. RVs shall not be on a lot site more than one hundred eighty (180) consecutive days. They may change to another lot site that is not adjacent to current lot site.

d. Well-maintained sites:

- (1) Appliances shall not be permitted outside of a RV.
- (2) Any furnishings to be assembled with tools shall not be permitted outside of a RV.
- (3) External storage sheds, outbuilding, racks or shelves shall not be permitted outside of a RV.
- (4) There shall be no additions built on to any recreational vehicle.
- (5) Storage under a RV shall not be permitted.

- (6) Temporary tents (easy ups or similar assemblies) shall be allowed for weather coverage only but are not to be used for overnight lodging or storage.**
- (7) No construction materials shall be permitted outside of a RV.**
- (8) Tarps shall not be permitted to cover up a RV, items on picnic tables or covering up items on lot.**
- (9) No washing of a RV or motor vehicle.**
- (10) No permanent fences allowed. Only portable fence shall be permitted for pets.**
- (11) No RV or vehicle repairs or maintenance shall be permitted on the premises.**
- (12) Sewer connections on the lot site shall be constructed with a threaded end for a screw on cap. Connections to sewer or water shall not have leaks. No discharge of sewage or gray water on the ground.**
- (13) Skirting on RVs shall not be permitted except during the time period from October 1st thru March 31st. All skirting shall be removed during all other times of the year. Plastic sheeting, plywood, tarps or other makeshift skirting items which require tools to attach to RV shall not be permitted.**

e. One RV to be use for year around employee housing may be placed on a site and shall meet the elevation and anchoring requirements for manufactured homes.

~~19~~ **20.** Self-service storage (mini-storage).

- a. All driving surfaces up to and in front of the doors of the buildings shall be paved. This would include the public street accessing the compound.
- b. The entire area that has rental space shall be fenced and gated. That fence shall meet the regulations of Hollister’s Fence Code Section 500.280 through Section 500.310.
- c. All other requirements of Section 400.180(B) shall be met.

~~20~~ **21.** Tanning beds as an accessory use to beauty/barber shops shall comply with City Code Section 605.210.

~~21~~ **22.** Tanning salons shall comply with City Code Section 605.210.

~~22~~ **23.** Tattoo parlors.

- a. The facility, operator and all artists shall comply with the provisions of City Code Chapter 640.
- b. Tattoo artists shall comply and show proof of compliance Missouri Division of Professional Registration: Office of Tattooing, Body Piercing & Branding and submit copies of their license.

~~23. Recreational vehicle parks less than four hundred (400) square feet in area:~~

- ~~a. Commercial business license shall be obtained from the City of Hollister to operate a campground.~~
- ~~b. Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).~~
- ~~e. Minimum of five (5) acres.~~
- ~~d. Recreational vehicle shall be less than four hundred (400) square feet in area.~~
- ~~e. Shall have one (1) additional vehicle parking space per each recreational vehicle site.~~
- ~~f. Utilities (electrical, water, and sewer) hook ups shall be provided.~~
- ~~g. Provisions for on-site waste disposal.~~
- ~~h. Registration office shall provide adequate paved parking for RV's and patrons.~~
- ~~i. A recreational vehicles park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.~~
- ~~j. A recreational vehicles park may have a home for the owner/manager's private use.~~
- ~~k. The recreational vehicles park shall not be expanded except by conditional permit review.~~
- ~~l. The recreational vehicle shall not be anchored down.~~
- ~~m. The recreational vehicle shall be fully licensed and ready for highway use.~~
- ~~n. There can be no additions built on to any recreational vehicle.~~

24. Veterinarians or kennel.

- a. Any outdoor exercise area for the animals shall be enclosed by a privacy fence and must be behind the building.

- b. Outside animal runs shall be sanitized regularly to control odor, disease and insects.

- c. Between the hours of 8:00 P.M. and 8:00 A.M. all animals shall be kept in an enclosed, adequately ventilated heated and/or air-conditioned space that not only protects the animals from the elements but is soundproofed enough that the sound level coming from the building measured at adjoining property lines shall not exceed sixty (60) dbA.