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MONA CITY ORDINANCE 2023-3

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10-7 RECREATIONAL VEHICLES REGULATIONS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-7 RECREATIONAL VEHICLES REGULATIONS

AFTER AMENDMENT

10-7 RECREATIONAL VEHICLES REGULATIONS

- A. Location And Use: The use and storage of all recreational vehicles shall conform to the following requirements:
1. No "recreational vehicle", as defined in section 10-2-2 of this title, shall be located, placed, used or occupied for residential purposes, including any use as a primary or accessory dwelling unit, on a temporary or permanent basis, except as expressly authorized herein.
 2. Recreational vehicles may be stored, but not used for living quarters, anywhere within the city in accordance with the following provisions:
 - a. One recreational vehicle may be placed, kept or maintained wholly within a structure lawfully existing on the premises; or
 - b. One recreational vehicle not over forty five feet (45') in length may be placed on a lot; provided, that it shall not be located in any front or side yard or other required setback area; and provided further, that no part of any such facility shall be kept closer than five feet (5') to any residence; and provided, that no recreational vehicle, trailer or camper so stored shall be used for residential purposes.
 - c. Notwithstanding any provisions contained herein, a recreational vehicle may be located anywhere on the lot, except in a clear vision zone of a corner lot for a temporary period not to exceed twenty four (24) hours for loading and unloading.
 3. No recreational vehicle shall be connected to any utility service or facility, such as water or sewer, unless expressly authorized herein.
 4. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in an approved sales lot within a zoning district that permits such uses.
 5. Recreational vehicles may not be displayed, sold, or serviced on a public right

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of way, nor may recreational vehicles be stored or parked on or within a public right of way for longer than 72 hours.

B. Temporary Construction Use: A recreational vehicle may be temporarily used as a dwelling unit in the following circumstances:

1. The owner of a residential lot who is constructing or reconstructing the primary residence on the lot may locate a residential application for a permit from the Planning and Zoning Commission in order to allow for the temporary residential use of a recreational vehicle ("RV" permit). An RV permit shall conform to the requirements of this section and shall only be issued in connection with a building permit for the primary residence.
2. The RV Permit shall allow temporary residential use of the recreational vehicle for a period no longer than six (6) months or until the issuance of a certificate of occupancy for the primary residence, whichever is sooner. A 90 day extension may be granted by Planning and Zoning as needed.
3. Only the owners of the residential lot and family members may reside within the recreational vehicle associated with the RV Permit.
4. The recreational vehicle associated with the RV Permit shall be located on the same lot as the construction.
5. The recreational vehicle associated with the RV Permit may be permitted to connect to the City utilities, including water and sewer, on such terms as the City may reasonably require for the protection of the City and the utilities. The owner of the property shall be required to establish a billing account for the property. Separate hook-up or connections fees for the recreational vehicle may be required in addition to hook-up or connection fees for the primary residence. All connections and disconnections to City utilities shall be done by authorized City officials.
 - a. Gray water disposed shall not release any RV septic chemicals into the Mona City sewer system.
6. Upon issuance of a certificate of occupancy for the primary residence, the owner shall have an authorized city official immediately disconnect the recreational vehicle from the City utilities and shall immediately cease any further residential use of the recreational vehicle.
7. The RV Permit shall expire or may be revoked in the following circumstances:
 - a. Six (6) months have elapsed since the RV Permit was issued;
 - b. The owner obtains a certificate of occupancy for the primary residence;
 - c. The owner fails to advance construction on the primary residence within 180 days or allows the building permit related thereto to lapse or expire past 180 days;
 - d. The owner fails to conform to this section or any condition of approval for the RV permit.

e:

C. Penalties:

1. Any person, firm or corporation, whether as principal agent, employee or

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otherwise, violating or causing or permitting the violation of any of the provisions of this title, shall be guilty of a class C misdemeanor and, upon conviction thereof, shall be subject to penalty as provided in section 1-4-1 of Mona City Municipal Code. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this title is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided. Mona City may also impose a civil penalty, as provided by the Mona City Municipal Code, and the imposition of a criminal penalty shall not prohibit the concurrent imposition of a civil penalty, and vice versa.

2. In addition to any other penalty, the failure to disconnect a recreational vehicle from City utilities, including water and sewer, within thirty (30) days after being notified by the City may result in City utilities, including water and sewer, serving the recreational vehicle and any associated residential property being disconnected or shutoff by the City.

PASSED AND ADOPTED BY THE MONA CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____
Councilmember Ron Warren	_____	_____	_____	_____
Councilmember Jay Mecham	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____

Presiding Officer

Attest

Randy Christensen, Mayor, Mona City

Alicia Hills, Recorder, Mona City