



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7590

Hearing Date: January 20, 2021
(Moved from January 6, 2021 cancelled meeting)

Case Report Prepared by:

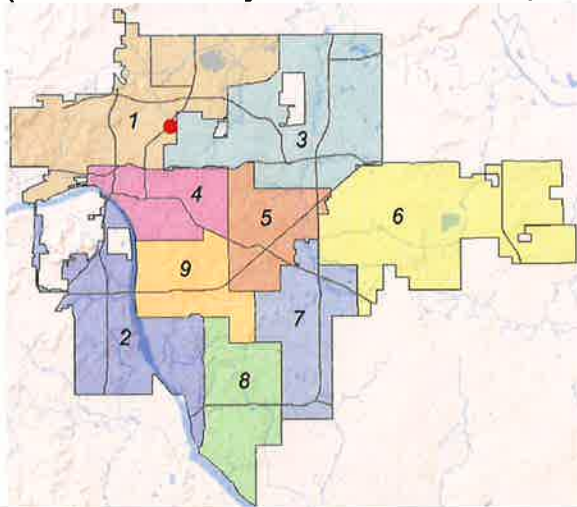
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Paul Nosak

Property Owner: Brosis Enterprises LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/Vacant

Proposed Use: RV Park

Concept summary: Rezoning to encourage redevelopment consistent with Employment land use designation.

Tract Size: 0.77 ± acres

Location: West of the Northwest corner of East Ute Street & North Lewis Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0330

CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

11.1

SECTION I: Z-7590

DEVELOPMENT CONCEPT: Rezone to allow uses consistent with the employment land use designation and allow uses that are consistent with the expected development in the area.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - RV Park preliminary plan sheets

DETAILED STAFF RECOMMENDATION:

Z-7590 requesting IL zoning allows uses and building types that are consistent with the Employment land use designation.

Uses allowed in an IL district are consistent with the expected development pattern of the surrounding properties.

The Area of Growth anticipates redevelopment opportunities and IL zoning supports uses that are included in that concept therefore,

Staff recommends Approval of Z-7590 to rezone property from RS-3 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and development standards identified in the IL zoning district is consistent with the Employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

11.2

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant and abuts highway 75 and a railroad on the west and north edge of the site. Industrial uses area also abutting the site on the north and east. South across Ute Street property is being used for single family residential homes. There are no known site conditions that would affect site redevelopment.

Environmental Considerations: None that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Ute Street	None	50 feet	2 (street ends at west property line)

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH and RS-3 across highway 75 and railroad	Existing neighborhood across highway 75	Stability across highway 75	Single Family Residential
East	IL	Employment	Growth	Industrial
South	CH and RS-3	Existing Neighborhood	Growth and Stability	Residential and vacant
West	CH across highway 75 and railroad	Park and open space across highway 75	Stability	City Park

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-7104 October 2008: All concurred in **approval** of a request for *rezoning* a 1.07± acre tract of land from RS-3 to IL for industrial uses, on property located south and east of Highway 75 South and East Ute Street.

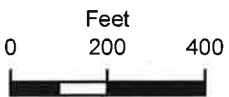
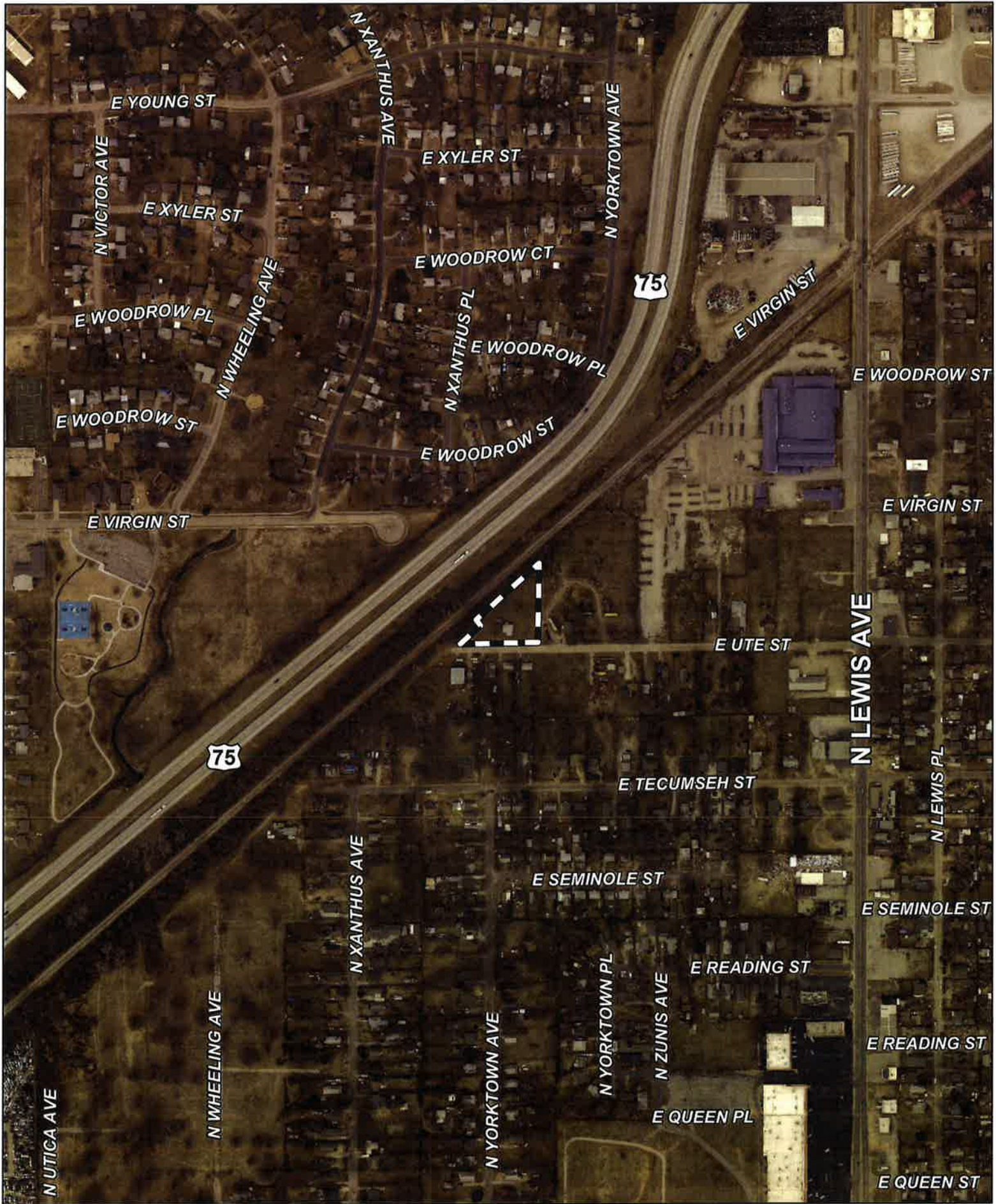
Z-7103 October 2008: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to IL for industrial uses, on property located west of northwest corner of East Ute Street and North Lewis Avenue.

BOA-14165 August 1986: The Board of Adjustment **approved** a *Variance* to allow 2 dwelling units (temporary) on one lot of record, subject to a time limit of 3 years, finding a hardship demonstrated by the size and narrow shape of the lot and the destruction of the main structure by fire, and finding that the smaller structure will be a temporary dwelling unit, on property located at 2140 East Ute.

BOA-13790 October 1985: The Board of Adjustment **approved** a *Special Exception* to allow for a mobile home in an IL zoned district, subject to a removal bond, subject to Building Permit and Health Department approval, subject to a time limitation of 1 year, on property located at west of the northwest corner of Ute Street and Lewis Avenue.

BOA-12549 April 1983: The Board of Adjustment **denied** a *Special Exception* to locate a mobile home in an RS-3 District and a *Variance* to locate two dwelling on one lot of record, on property located at 2104 East Ute Street.

BOA-02274 October 1951: The Board of Adjustment **granted** permission to erect three duplexes on each of two lots, on property located at Lots 6 & 13, Block 4, Conservation Acres Addition.



Subject Tract

Z-7590

20-13 30

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



E WOODROW ST

75

E VIRGIN ST

75

E UTE ST



Subject Tract

Z-7590

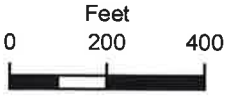
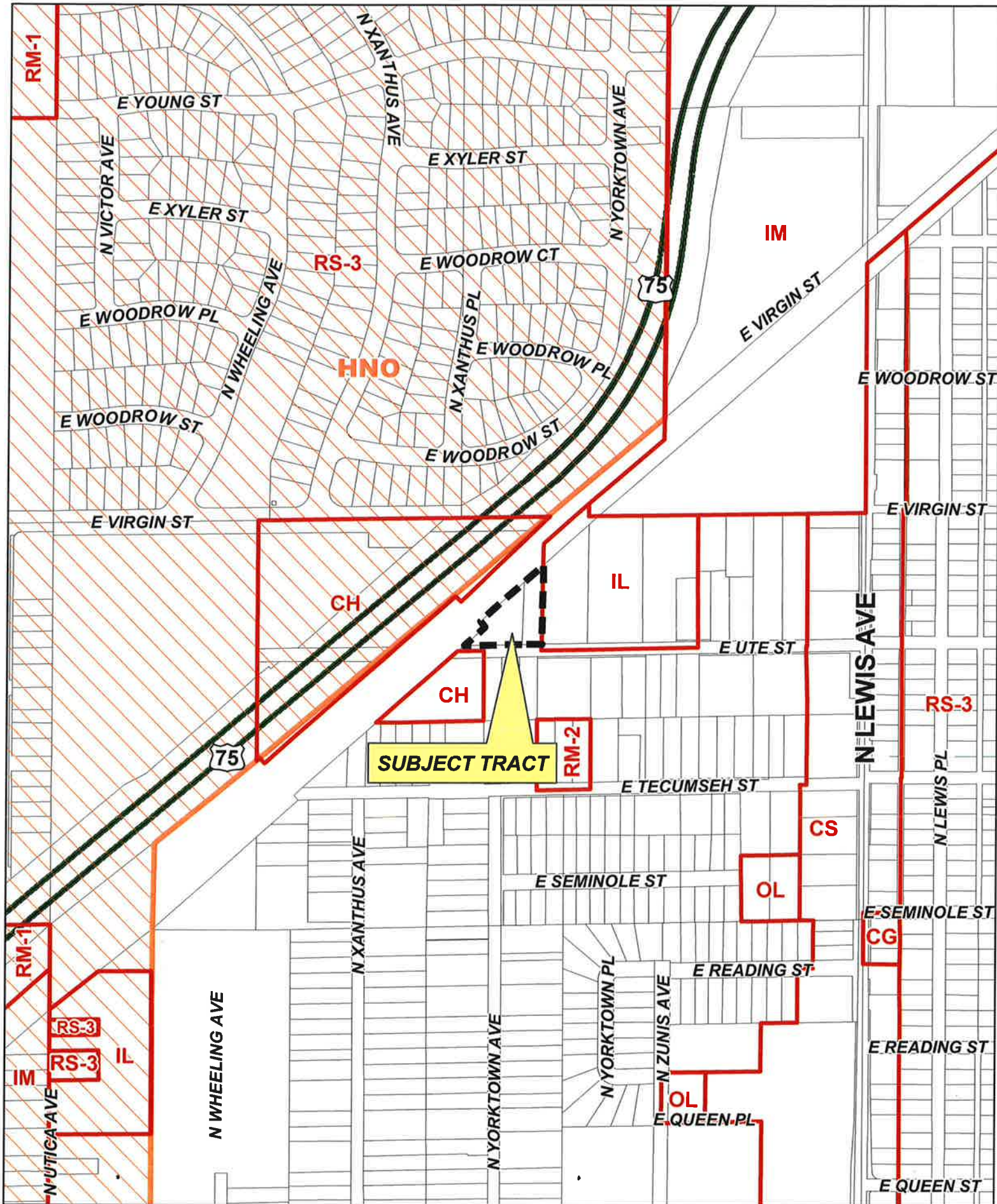
20-13 30

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

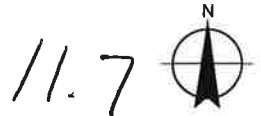
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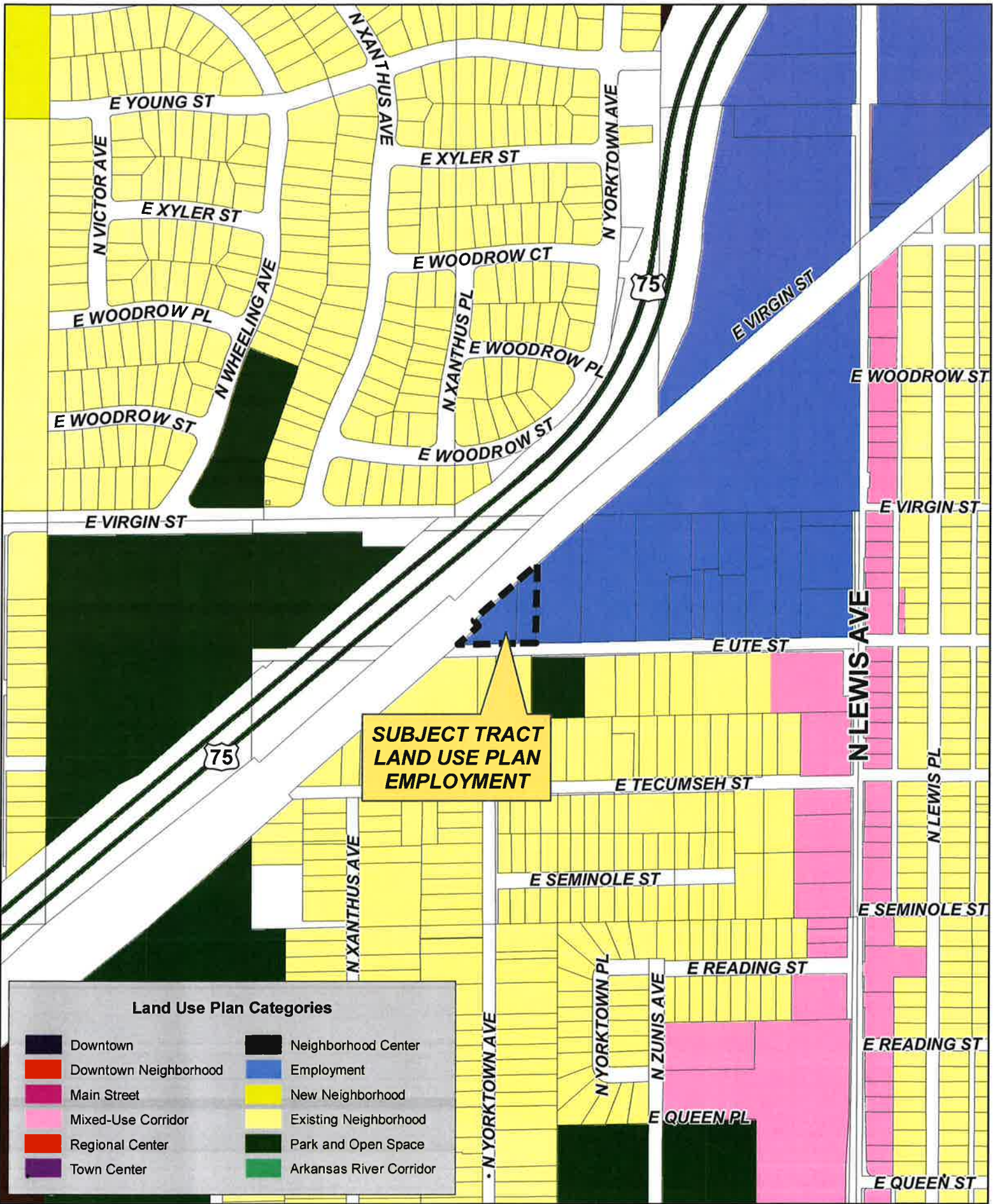




Z-7590

20-13 30

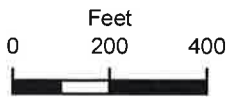




**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

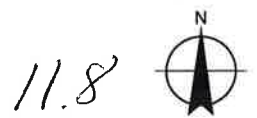
Land Use Plan Categories

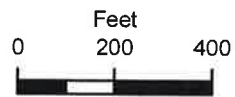
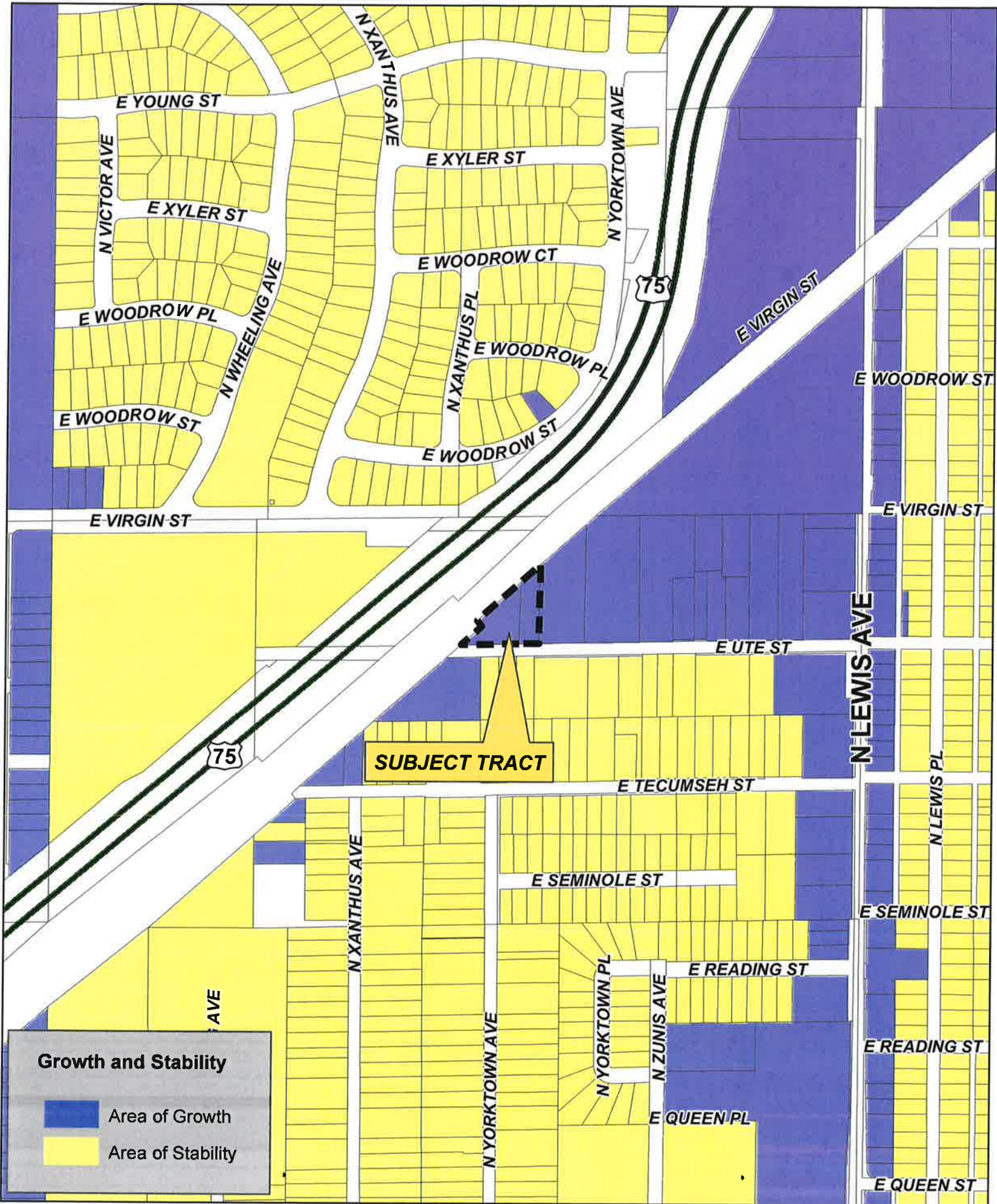
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park and Open Space |
|  Town Center |  Arkansas River Corridor |



Z-7590

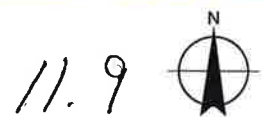
20-13 30





Z-7590

20-13 30



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Legend

AC	AIR CONDITIONER UNIT/PAV
AGI	4 GRATE AREA INLET
AMH	ACCESS MANHOLE
B/L	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BC	BOTTOM OF CURB
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
CL	CHAIN LINK FENCE
CCI	CONCRETE CURB INLET
CICI	CAST IRON CURB INLET
CONC	CONCRETE
CPED	CABILITY PEDESTAL
CT	CURB YARDS
EOP	END OF PROJECT
ELEC	ELECTRIC
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
F/E	FENCE EASEMENT
FG	FINISHED GRADE
FW	FIRE HYDRANT
FL	FLOWLINE
FLT	THROAT FLOWLINE
FP	FLAG POLE
QLT	GROUND LIGHT
GM	GAS METER
GRSR	GAS RISER
CUY	DOWN CUP
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IPF	IRON PIN FOUND
LP	LINEAR PILE
LVA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAE	MUTUAL ACCESS EASEMENT
MB	MANHOLE
ODE	OVERLAND DRAINAGE ESMT
OE	OVERHEAD ELECTRIC
OL	ORNAMENTAL LIGHT
PG	PROPOSED GRADE
PP	POWER POLE
RWE	RESTRICTED W/ EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
SD	SIDEWALK
SD	STORM DRAIN
SMH	STORMWATER MANHOLE
SF	SQUARE FEET
SGAI	SINGLE GRATE AREA INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF RIM
TS	TRAFFIC SIGN
TW	TOP OF WALL
UE	UTILITY EASEMENT
UG	UNDERGROUND GAS LINE
UTMH	UTILITY MANHOLE
W/DP	WITH UNDERGROUND DRAIN
WL	WATERLINE
WLMH	WATERLINE MANHOLE
WM	WATER METER
WRSR	WATER SPOUT
WW	WATER VALVE

Disclaimer

THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KING ENGINEERING & CONSTRUCTION, LLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF KING ENGINEERING & CONSTRUCTION, LLC ARE UNAUTHORIZED AND SHALL RELIEVE KING ENGINEERING & CONSTRUCTION, LLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

Paving, Grading & Erosion Control, Private Water Line & Private Sanitary Sewer Plans for

UTE STREET RV PARK

TRACTS OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH, RANGE NINETEEN (19) EAST OF THE INDIAN BASE AND MERIDIAN.



Impervious Area

NET LOT AREA	152,808.06 SF
TOTAL DISTURBED AREA (LOT AREA)	152,808.06 SF (3.51 ACRES)
EXISTING IMPERVIOUS AREA	18,662 SF
PROPOSED IMPERVIOUS AREA	112,422.06 SF
NET INCREASE	93,760.06 SF

PROJECT LOCATION

Project Note

RECREATIONAL VEHICLE PARK DEVELOPMENT PROCESS PLANS CONSIST OF PUBLIC STREET RETURN, PRIVATE ACCESS PAVING, GRADING, STORM SEWER, PRIVATE SANITARY SEWER AND PRIVATE WATERLINE.

Legal Description

THE FOLLOWING TRACTS OF LAND IN CONSERVATION ACRES SUBDIVISION (PLAT NO. 9350) WHICH ARE PART OF SECTION 30 TOWNSHIP 20 NORTH RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

TRACT 'A'
Legal: PRT LT 6 B62 219W SEC 31 N19D 1
S09B7 45 2625 2075 2 179 44 P08 B/L 1

TRACT 'B'
Legal: W/2 OF E21S LT 6 B/L 1

TRACT 'C'
Legal: E10 LT 6 B/L 1

TRACT 'D'
Legal: LT 5 B/L 1

SAID TRACT CONTAINING 3.51 ACRES, MORE OR LESS

General Construction Notes

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS
- EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SAID LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
- AFTER CONSTRUCTION IS COMPLETE, ALL DISTURBED AREAS SHALL BE RESEDED ACCORDING TO CITY OF TULSA, OKLAHOMA SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF TULSA, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
- ALL WASTE OR SPILL SHALL BE TAKEN TO A CITY APPROVED SITE OR SPREAD IN AREAS OUTSIDE OF THE STREET RIGHTS-OF-WAY AS DIRECTED BY THE OWNER AND ENGINEER.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK IN THE CITY OF TULSA RIGHT-OF-WAY (CALL 918-586-3515 FOR PERMIT INFORMATION).
- ALL GRADES ARE BASED ON NAVD 1988 U.S.G.S. VERTICAL DATUM.

Standard Index

THE FOLLOWING CITY OF TULSA STANDARD DETAILS AND SPECIFICATIONS WILL BE USED FOR THIS PROJECT (CURRENT)

STD 136	STANDARD SILT FENCE AND CONSTRUCTION ENTRANCE STRAW BALE BARRIERS - NOT ALLOWED
STD 302	CONDUIT FOR FUTURE SERVICE LINES
STD 304	BEDDING DETAIL - RIGID PIPE
STD 305	BEDDING DETAIL - SEMI RIGID PIPE
STD 309	FIRE HYDRANT
STD 313	VALVE BOX
STD 314	MANHOLE STEPS
STD 316	THRUST BLOCKS AND TRENCH CONDITIONS
STD 321	BEDDING DETAIL - PVC FLEXIBLE SANITARY SEWER PIPE
STD 322	FRAME AND LID FOR MANHOLES
STD 323	FRAME AND LID FOR 4' ID SANITARY SEWER MANHOLES
STD 326	SANITARY SEWER PRECAST MANHOLES
STD 361	IN-LINE TEES FOR SERVICE CONNECTION
STD 362	RISER DETAIL
STD 363	RISER DETAIL
STD 366	MANHOLE STEP LOCATION AND INVERT DETAILS
STD 551	DETECTOR CHECK VALVE
STD 751	STANDARD PIPE BEDDING DETAIL FOR STORM SEWER
STD 752	STANDARD DETAIL FRAME AND LID FOR STORMWATER MANHOLES
STD 761	STANDARD INLETS AND GRATES W/ ACCESS MANHOLE BACK OF CURB
STD 762	STANDARD PRECAST CONCRETE STORMWATER INLETS
STD 765	STANDARD STORMWATER FRAMES
STD 766	STANDARD STORMWATER GRATES
STD 767	STANDARD CAST IRON CURB
STD 775	STANDARD PRECAST CONCRETE STORMWATER MANHOLE
STD 786	STANDARD STORMWATER RISER

NOTE: THESE STANDARDS CAN BE OBTAINED FROM THE CITY OF TULSA.

Summary
PROJECT CONTAINS AN AREA 152,808.06 SF (3.51 ACRES)
THE FULL SITE WILL BE DISTURBED

PROJECT IS PLANNED IN PHASES

Owner / Developer

Nosak Improvement, Inc
2121 East Ute Street
Tulsa, Oklahoma 74110
918 230 0205 office

Engineer

Shawne King, P.E., SE
King Engineering & Construction, LLC
4333 South Sheridan Road
Tulsa, Oklahoma 74143
918 217 2922 office

Surveyor

Bird Surveying & Design, PLLC
9020 North 170th East Avenue
Tulsa, Oklahoma 74055
918 445 8392 office

Utility Contacts

CITY OF TULSA
CONTACT: TIM WHITE
PHONE: (918) 586-9649

COX CABLE

CONTACT: KEVIN CATTELL
PHONE: (918) 459-3636

PUBLIC SERVICE COMPANY

CONTACT: EVELYN SHELTON
PHONE: (918) 596-2237

WINDSTREAM

CONTACT: ANGELA RAHE
PHONE: (918) 451-3627

OKLAHOMA NATURAL GAS

CONTACT: SCOTT GIBSON
PHONE: (918) 831-8388



Location Map

SCALE: 1"=3000'



ADS Benchmark

5/8" BENCH - 2" ALUMINUM CAP - FLUSH STRAWED "D" RESET" SET NW OF THE INTERSECTION OF ADENAL PL. AND 145TH E AVE. ELEVATION = 710.00 UNADJ. 1988.

Site Benchmark

3/8" BENCH PIN W/ DRIVE CAP MARK SET APPROXIMATELY 2' SOUTH OF EXISTING SIDEWALK SOUTH OF EAST ADENAL PLACE. ELEVATION = 710.00 UNADJ. 1988.



THIS DOCUMENT IS UNCONTROLLED AND DOES NOT CONSTITUTE A CONTRACT. REVISED AND RECALCULATED DOCUMENT

COVER SHEET

UTE STREET RV PARK
CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

King Engineering & Construction, LLC
100 East Second Street, Suite 1000
Tulsa, Oklahoma 74103
918-230-0205



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS INCLUDING ODOT 2008 EDITION AND APPLICABLE SUPPLEMENTS.

REVISION	BY	DATE	PLAN SCALE	DRAWN	CHK	DATE	APPROVED
CITY COMMENTS	None	None	1" = 8'				
REFERENCE NOTE CLIENT	None	None					
PROFILE SCALE							
HORIZONTAL							
VERTICAL							
FILE							
DATE							

11/10

RV PARK	RV SPACE (1)
PARK 10X18	T1 T2
RV PARK	RV SPACE (2)

TYPICAL RV SPACE USAGE
N.T.S.
T1 - TABLE FOR SPACE 1
T2 - TABLE FOR SPACE 2

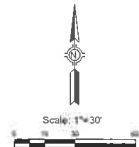
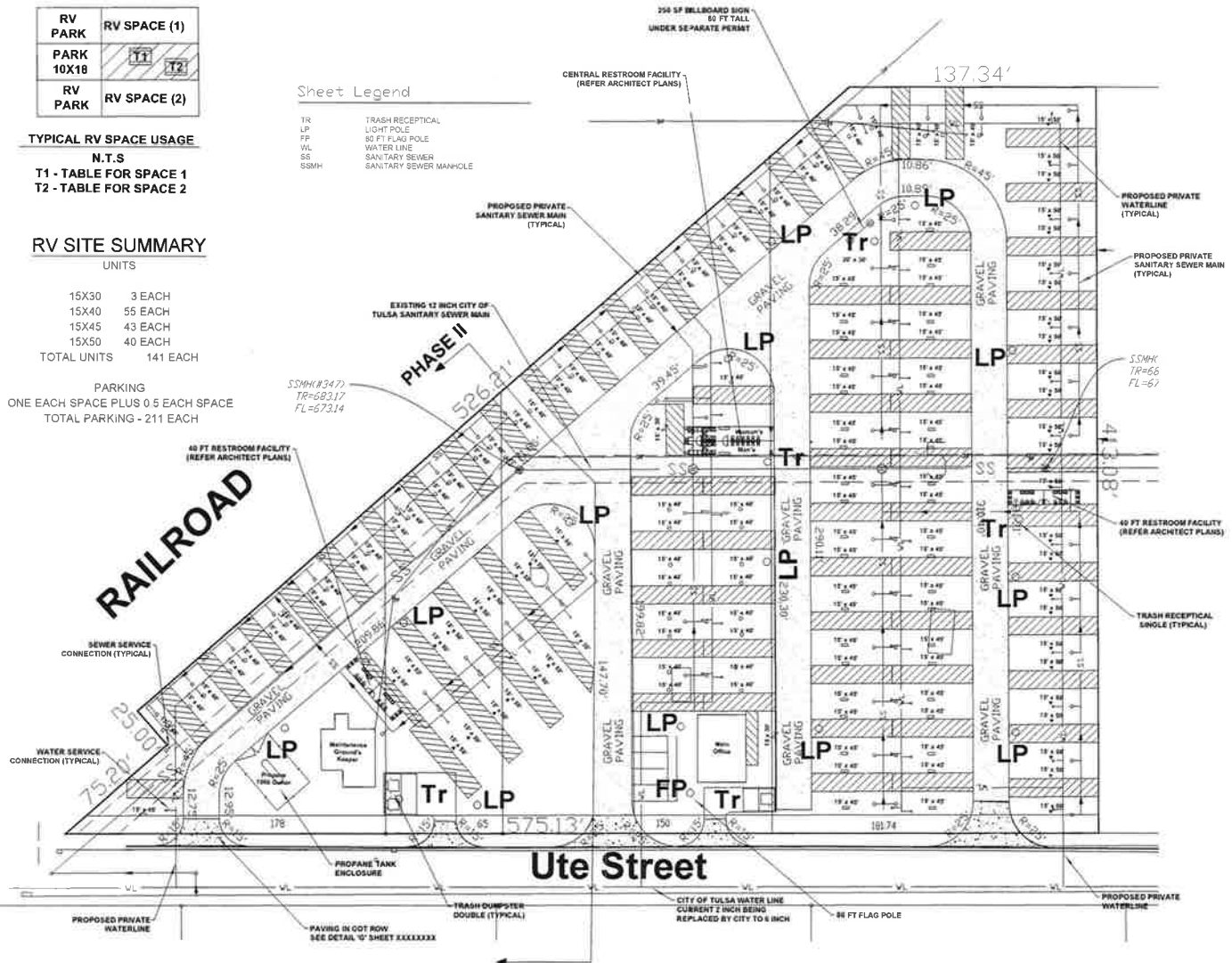
RV SITE SUMMARY

UNITS	
15X30	3 EACH
15X40	55 EACH
15X45	43 EACH
15X50	40 EACH
TOTAL UNITS	141 EACH

PARKING	
ONE EACH SPACE PLUS 0.5 EACH SPACE	
TOTAL PARKING - 211 EACH	

Sheet Legend

TR	TRASH RECEPTICAL
LP	LIGHT POLE
FP	8 FT FLAG POLE
WL	WATER LINE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE



ADS Benchmark
5/8" REBAR x 2' ALUMINUM CAP+FLUSH+STAMPED "7"
RESET SET EXACTLY TO THE CORNER ELEVATION = 710.26'
(NAVD 1988)

Site Benchmark
3/8" IRON PIN W/ ORANGE CAP 300x45 SET APPROXIMATELY
3' SOUTH OF EXISTING SIDEWALK SOUTH OF EAST
XXXXXXXXXXXX

DEVELOPMENT SUMMARY - PROPOSED

GENERAL DEVELOPMENT TYPE	RV PARK
ZONING	IL - INDUSTRIAL LIGHT
LOT SIZE	
GROSS LAND AREA	152,608.06 SF (3.51 ACRES)
MINIMUM STREET FRONTAGE	50 FT
RV FACILITIES	
RV UNITS TOTAL	141 EACH
LANDSCAPE OPEN SPACE	
MINIMUM REQUIRED	25%, 19,841 SF
PROPOSED	40.0%, 32,412 SF
PARKING REQUIRED	FEE STANDING RETAIL - 3 MAX. 2 MIN. PER 1000 GFA 61 SPACES MAX., 41 SPACES MIN. PER (20,050 GFA)
PROPOSED	42 SPACES (3 ACCESSIBLE SPACES)

UTILITY CONNECTION
EACH RV FACILITY IS REQUIRED TO HAVE WATER AND SEWER CONNECTION

FIRE HYDRANTS
WHERE EXISTING HYDRANTS ARE FARTHER THAN 1000 FT FROM THE MOST DISTANT RECREATIONAL VEHICLE SPACE ADDITIONAL HYDRANTS SHALL BE INSTALLED

STREET LIGHTING
STREET LAMPS SHALL BE POSITIONED NO LESS THAN 20 FEET THROUGHOUT THE PARK LAMPS SHALL BE 20 FEET ABOVE THE GROUND AND SHALL CONTAIN BULBS OF AT LEAST 100 WATTS ALL LAMPS SHALL BE SHADED SO AS TO AVOID GLARE ON ADJACENT PROPERTIES

GARAGE CANS
GARBAGE CANS SHALL BE NO FURTHER THAN 150 FT FROM ANY RECREATIONAL VEHICLE SPACE

CONTINUED BELOW



THIS DOCUMENT IS UNOFFICIAL AND DOES NOT CONSTITUTE A FINAL APPROVED DOCUMENT



SITE PLAN	
UTE STREET RV PARK	
CITY OF TULSA, OKLAHOMA	
ENGINEERING SERVICES DEPARTMENT	
King Engineering & Construction, LLC	
202 South Rogers Ave, Suite 1000, Tulsa, OK 74107	
PREPARED BY: CHAPMAN / JEN / CHEN / JEN / JEN	

REVISION	DATE	BY	DATE	PLAN SCALE
1	08/11/2020	AK	08/11/2020	1"=30'
2	08/11/2020	AK	08/11/2020	1"=30'
3	08/11/2020	AK	08/11/2020	1"=30'

DESIGNED BY	SK	08/11/2020	APPROVED BY	AK	08/11/2020
CHECKED BY	AK	08/11/2020			
DRAWN BY	AK	08/11/2020			
FIELD ENGINEER					
FIELD SUPERVISOR					
DESIGN MANAGER					
CITY ENGINEER					
FILE NO.	DRAWING NUMBER	DATE			
XTLAS.PAGE NO.	78				SHEET 3 OF 23 SHEETS

TOILET FACILITIES
SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR MALES AND FEMALES. ONE FLUSH TYPE WATER CLOSET, ONE LAVATORY AND ONE SHOWER SHALL BE PROVIDED FOR EACH SEX IN ALL PARKS HAVING NINE OR FEWER SPACES. ONE ADDITIONAL WATER CLOSET, LAVATORY AND SHOWER FACILITY SHALL BE PROVIDED FOR EACH SEX FOR EACH ADDITIONAL TEN SPACES OR FRACTION THEREOF.

LAUNDRY FACILITIES
LAUNDRY FACILITIES SHALL CONSIST OF ONE DUAL COMPARTMENT LAVATORY, ONE AUTOMATIC WASHER AND ONE AUTOMATIC DRYER FOR EACH TWENTY SPACES OR FRACTION THEREOF.

AUXILIARY FACILITIES
RECREATIONAL VEHICLE PARKS SHALL HAVE A PERMANENT SERVICE BUILDING(S) FOR LAUNDRY, TOILET AND BAT OR SHOWER FACILITIES. SUCH SERVICE BUILDING SHALL BE LOCATED NO CLOSER THAN 15 FT AND NO FURTHER THAN 300 FT FROM ANY RECREATIONAL VEHICLE SPACE. PERMANENT SERVICE FACILITIES SHALL HAVE ADEQUATE SUPPLIES OF BOTH HOT AND COLD WATER, SHALL BE ADEQUATELY LIGHTED AT ALL TIMES, SHALL BE CONSTRUCTED OF MOISTURE RESISTANT MATERIALS TO PERMIT FREQUENT CLEANING AND WASHING AND SHALL BE HEATED IN THE WINTER.

11.12