

## ARTICLE 8

### RECREATIONAL VEHICLE (RV) PARK

#### SECTION 801. PURPOSE

This use is comprised of areas developed or to be developed for short-term occupancy by travel trailers or recreational vehicles, as opposed to semi-permanent or permanent occupancy mobile home park.

#### SECTION 802. APPROVAL REQUIRED

No structure or building shall be built or remodeled upon land in the Recreational Vehicle Park until the conditional use permit has been granted.

#### SECTION 803. PERMITTED ACCESSORY USES

The following accessory uses, which are incidental and subordinate to a travel trailer park are permitted in this district.

1. Mobile Homes. Not more than three mobile home spaces shall be provided to accommodate mobile homes to be occupied by the owner, the manager, or employees in the operation of the park. Such mobile home spaces and mobile homes shall comply with all requirements and definitions set forth in Section 501.
2. Single Family Residence. One (1) single-family residence for the owner or manager of a travel trailer park. The yard and area requirements for any single-family residence in this district shall be the same as provided in the SFR-6 Residential District. The residence may include office space for use in connection with the park operation.
3. Social and Recreational Center with Component Uses. Component uses will be permitted in a recreational or social center complex provided.
  - a. That there will be no wholesale activity.
  - b. That no merchandise or supplies shall be stored or displayed outside the completely enclosed building.
  - c. That there shall be no exterior advertising or sign except as permitted for accessory uses only.
  - d. That component uses shall be in a building which is not less than one hundred (100) feet from any property line of the park site.
  - e. The component uses permitted are:

1. Tobacco store and newsstand.
2. Delicatessen, snack bar without on-site sale of alcoholic beverages, and food store.
3. Day nurseries and child care center.
4. Office in connection with the management of the park.
4. Private Recreational Uses: For the use of the occupants of the park and their guests, such as swimming pool, putting greens and shuffleboards courts.
5. Laundry. Coin-operated laundry and dry cleaning pickup, provided there shall be no dry cleaning equipment.
6. Shower, Bath, and Locker Room Facilities Building.

**SECTION 804. PROPERTY DEVELOPMENT STANDARDS**

1. Minimum Area: Three (3) acres.
2. Maximum Density: Fifteen (15) units per acre. The area occupied by the manager's units, recreational and social center complexes may not be included in the area computation.
3. Required Yard.
  - a. Minimum Yard Setbacks or Recreational Vehicle Parks:
    - (1) Front Yard – 15 feet
    - (1) Rear Yard – 10 feet
    - (2) Interior Side Yard – 10 feet
    - (3) Street Side Yards – 10 feet
    - (4) All yards shall be measured perpendicularly from the property line to the nearest point on any principal or accessory structure.
4. Structure in Required Recreational Vehicle Park Yards. No principal or accessory structures, except fences and walls, shall be placed in any required front, rear, or side yard.
5. Minimum Distance between Travel Trailers in Park: Ten (10) feet.

6. Minimum Distance between a Recreational Vehicle and an Accessory Building:

Ten (10) feet.

7. Minimum Setback from Recreational Vehicle Park Drives: Principal and accessory structures and attached vehicles shall be set back at least five (5) feet from all common drives.

**SECTION 805. OFF-STREET PARKING AND LOADING**

In accordance with the provisions of Article 6.

**SECTION 806. SIGN REGULATIONS**

In accordance with the provisions of Article 7.

**SECTION 807. LANDSCAPING**

Screening and buffering will be required as determined by the Planning and Zoning Commission.