

Recreational Vehicles and Travel Trailers as a Permanent Residence (Section 3.17)

3.17.A. Purpose

The purpose of this Section is to provide additional residential living options for dwelling within large residential zoning districts.

3.17.B. Applicability

Recreational Vehicles and Travel Trailers used as a permanent residence require the granting of a **Conditional Use** permit by the Planning and Zoning Commission in the Agricultural Residential (AR) zone and on nonconforming parcels in the General (G) residential zone. Recreational Vehicles and Travel Trailers used as a permanent residence are permitted with an **Administrative Permit** on conforming parcels in the General (G) residential zone, and are permitted Uses in the **Manufactured Home Park** (MHP) zone. Recreational Vehicles and Travel Trailers used as a permanent residence are subject to the following performance standards.

3.17.C. Performance Standards

1. One **Recreational Vehicle** or Travel Trailer may be used as a permanent residence, and must comply with all development standards of the applicable zoning district.
2. A permit or other method that demonstrates appropriate wastewater disposal shall be required prior to establishing the use on site.
3. Building permits are required for solid fuel-burning appliances, such as wood and pellet stoves, **Installed** as a heating source within the vehicle.
4. Equipment, machinery, and building materials stored on site must be screened with fencing.
5. Impact to neighbors from noise shall be minimal. Noise from generators must be mitigated with sound buffering materials such as rigid insulation or other solid materials, and shall not exceed 50 decibels at the property line.

3.17.D. Permits and Administration

1. All **Recreational Vehicles** utilized as a permanent residence shall be subject to the issuance of a permit. Issuance may be through the action of the Planning and Zoning Commission or the **Community Development Director**.
 - A. Where Recreational Vehicles utilized as a permanent residence are classified as a **Conditional Use**, a Conditional Use permit shall be obtained prior to establishment of the Use in compliance with the provisions of **Section 5.7**. The standard Conditional Use permit application procedures and requirements shall be met along with additional requirements contained herein.
 - B. Where Recreational Vehicles utilized as a permanent residence are classified as a permitted Use, an **Administrative Permit** in compliance with the provisions of **Section 5.1**, along with additional requirements contained herein, is required.