

7.5.5

ADDITIONAL REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS.

In addition to the requirements for recreational vehicle parks outlined above in this section, recreational vehicle parks shall meet the following requirements:

7.5.5.1

Recreational vehicle parks shall generally be located:

7.5.5.1.1

Adjacent to or in close proximity to a major traffic artery or highway.

7.5.5.1.2

Near adequate shopping facilities.

7.5.5.1.3

Within or adjacent to a mobile home park.

7.5.5.2

Not less than 10% of the gross land area shall be set aside for the joint use or enjoyment of occupants. The land covered by vehicular roadways, sidewalks, and off-street parking shall not be construed as part of the 10% common area required for parks and playgrounds for occupants; provided, however, that in initial stages of development or in special smaller developments the minimum area shall not be less than ½ acre or 10%, whichever is greater.

7.5.5.3

Yard lighting with a minimum of 0.2 foot candles of light shall be required for protective yard lighting the full length of all driveways and walkways.

7.5.5.4

All areas not covered by recreational vehicles, hard surfacing, or buildings shall be landscaped and permanently maintained pursuant to a plan approved by the Planning Commission.

7.5.5.5

All off-street parking spaces and driveways shall be hard surfaced before the adjacent recreational vehicle spaces may be occupied.

7.5.5.6

The roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved planned unit development plan:

7.5.5.6.1

ONE-WAY TRAFFIC.

A minimum of 15 feet in width plus extra width as necessary for maneuvering recreational vehicles.

7.5.5.6.2

TWO-WAY TRAFFIC.

A minimum of 30 feet in width.

7.5.5.6.3

ENTRANCE ROADWAYS:

Minimum of 36 feet in width.

7.5.5.6.4

ROADWAYS:

All roadways shall be hard surfaced and bordered by 24 inch rolled gutters or an approved equivalent.

7.5.5.6.5

SIDEWALKS:

36 inch minimum width sidewalks shall be installed on all main roadways within the development, if required by the Planning Commission.

7.5.5.6.6

ACCESS:

Each recreational vehicle park shall have at least 2 accesses to public streets, unless more than 1 is prohibited by a responsible public agency.

7.5.5.7

No individual space in a recreational vehicle park shall be used by one individual recreational vehicle for more than 90 days consecutively, nor shall such space be rented or leased to any one individual for a period longer than 90 days in any one calendar year.

7.5.5.8

Recreational vehicles may be stored where permitted, but not used for permanent living quarters.

7.5.5.9

Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in an appropriate zoning district when such use is a permitted or a conditional use.

7.5.5.10

10 Recreational vehicles may be accommodated in an approved and licensed mobile home park, provided that:

7.5.5.10.1

the recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of mobile homes.

7.5.5.10.2

The recreational vehicle use area shall have direct access to a collector or arterial street.

7.5.5.10.3

Separate ingress and egress shall be provided for recreational vehicles when required by the Planning Commission.

7.5.5.11

Recreational vehicle parks may be approved by the County Commission in locations permitting such use in this Code. Before such approval is given, a report to the County Commission by the Planning Commission shall find that the proposed development will:

7.5.5.11.1

Be placed on a parcel of land of not less than 5 acres, or within a mobile home park, unless modified by a planned unit development plan.

7.5.5.11.2

Before first occupancy, have at least 25 spaces completed (10 if in a mobile home park), or an approved schedule of financing, construction and phase completion, and approved security, to assure compliance.