

5.12 RECREATION VEHICLE COURTS

5.12.1 Intent

Recreational Vehicle Courts may be constructed only in those zones in which they are specifically a permitted use and shall be subject to compliance with the following conditions and procedures.

5.12.2 Permitted Uses

Uses permitted in a Recreational Vehicle (RV) Court shall be limited to the following:

- A. RV courts shall be constructed subject to all design and improvement standards for such uses as adopted by the County.
- B. Permanent occupancy is prohibited.
- C. Restaurants, gasoline service stations, convenience food stores, bait shops, and similar commercial establishments maybe when included as an integral but incidental part of a RV Court.
- D. One family dwellings, conventional construction or factory built, when used as a caretaker dwelling subject to the conditions of [Section 3.3.26](#) of this Code. Also, customary accessory uses and structures.
- E. Guest cabins, conventional construction or factory built.
- F. Camping and picnic facilities.
- G. Driveways, streets, parking areas, common storage areas, landscape features, and similar uses and structures.
- H. RV watering and sanitary dump stations.

5.12.3 Area Requirements

- A. Recreational vehicle courts shall have a minimum court size of two (2) acres.
- B. Mountain recreational vehicle courts are permitted when included as part of a mountain recreation development.

5.12.4 Approval Procedure

Recreational Vehicle Courts shall be approved as required under [Section 5.14](#).

5.12.5 Plan Required – Content

A detailed site plan of the proposed development shall be submitted. Said plan shall contain the following:

- A. Area and dimensions of the entire tract.

- B. The land uses and ownership of adjacent properties and the location and size of the access roads and off-site utility systems.
- C. The proposed location, width, surface treatment of all vehicular and pedestrian travelway and off-street parking areas.
- D. The location, size and number of proposed recreation vehicle sites.
- E. The location of all proposed service and recreation buildings, sanitary dump stations, caretaker dwellings, and other existing or proposed structures.
- F. The location and size of proposed water, sewer and outside lighting, refuse, disposal facilities and surface water drainage facilities and easements.
- G. Typical RV site details showing the location, size and proposed surface treatment of the pad, location and detail of utility connections, and provisions for landscaping.
- H. Identification of sites intended for use of independent, self-contained recreation vehicles or for tent camping.
- I. Plans and specifications of all buildings constructed or to be constructed within the court.
- J. The location of all open space for recreation and a general landscaping plan for such area.

5.12.6 Design Requirements

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The layout and design of the development and the content of all required plats, engineering plans, and other required submissions shall be in accordance with County standards.

5.12.7 Water Rights Requirements

Satisfactory evidence of title to a permanent water right from a reliable water source in the amount necessary, as determined by the County, to meet minimum State Health requirements for all features of the project shall be submitted.

5.12.8 Improvement Requirements

The following improvements shall be installed according to County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of [Section 7](#).

- A. Streets, access and circulation system.
- B. Campsites with a density of not more than twenty-four (24) campsites per gross acre.
- C. Buffering, setbacks and fencing per approved plan.
- D. Water and sewer per County standards.