

§ 151.07 RECREATIONAL VEHICLES AND TRAVEL TRAILERS.

(A) *Definition of recreational vehicle.*

(1) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

RECREATIONAL VEHICLE. A motor vehicle or trailer primarily designed as temporary living quarters for recreational camping or travel use, which is generally no more than eight and one half feet wide and no more than 45 feet long and is generally less than 320 square feet. The term includes a **TRAVEL TRAILER, CAMPING TRAILER, and MOTOR HOME.**

(2) Other terms herein shall have the meaning defined in other ordinances of the city, except where the context clearly requires otherwise.

(B) *Recreational vehicles and travel trailers outside of duly licensed recreational vehicle parks.*

(1) It shall be unlawful for any person, firm or corporation to park or permit the parking of a recreational vehicle and/or a travel trailer on any lot or tract of land within the city, whenever such recreational vehicle or travel trailer is being used or occupied as a residence. This prohibition shall not apply to a recreational vehicle which is located in a duly licensed recreational vehicle park, as long as the recreational vehicle or travel trailer complies with the requirements of this section for a use and occupancy permit.

(2) The provisions of this division shall not apply to a recreational vehicle or travel trailer which is being occupied temporarily by a person or persons visiting in the city. Any such recreational vehicle or travel trailer shall not be permitted to connect into the water and sewer system of the city, during the period of the temporary occupancy. It is provided, however, that a recreational vehicle or travel trailer which is parked at a church to temporarily house a visiting minister or related group, or at a school in an Institutional Zone as defined in § 110.75(B)(3) of the Zoning Code, may be allowed to connect to the water and sewer system during their visit, for a maximum period of seven days, provided that a backflow preventer is used in the connection and approval of the city is obtained prior to hookup.

(C) *Licenses for recreational vehicle parks.*

(1) It shall be unlawful for any person, firm or corporation, their agents servants or employees to operate or provide parking space for a recreational vehicle upon any lot or tract of land within the city limits, unless such owner, operator, or their agents, servants or employees have first made application for and secured a valid license to operate a recreational vehicle park issued by the city only upon compliance with this section. Any person, firm or corporation desiring to operate a licensed recreational vehicle park shall file an application for a license which shall contain the following:

- (a) The name and address of the applicant;
- (b) A description of the property upon which the recreational vehicle park is to be constructed;
- (c) Plans and specifications for the recreational vehicle park which must conform to the requirements of this section, the Plumbing Code of the city, and any other applicable ordinance;
- (d) A drainage study performed by a professional engineer, together with a drainage plan acceptable to the city;
- (e) Agreement to reimburse the city for any cost of the city's engineer to inspect the work in progress and evaluate the plans and specifications with respect to the proposed recreational vehicle park;
- (f) Telephone numbers where the applicant may be contacted;
- (g) An affirmative statement that the applicant fully understands that no permit shall be issued until all the construction work has been completed in accordance with the requirements of this section, the Plumbing Code and all other ordinances of the city applicable thereto.
- (h) The application shall be accompanied by a fee as set in the city's fee schedule, plus any engineering fee payable to the General Fund of the city.

(2) Any license issued hereunder shall be valid for one year, and the owner or operator of such recreational vehicle park shall be required to apply annually for a renewal of the license from the city. The Building Official of the city is hereby designated as the official with the power to administer the licensing program described herein and to grant and deny all license applications.

(D) *Specifications for recreational vehicle park.* A recreational vehicle park must be a minimum of one acre in size and must comply with the terms and provisions of this section and the provisions of state law. A recreational vehicle park shall meet the minimum requirements specified as follows:

- (1) *Minimum number of spaces.* A recreational vehicle park shall contain at least four contiguous recreational vehicle spaces.
- (2) *Space size requirements.* Each space within a recreational vehicle park shall be at least 60 feet in length by 30 feet in width.
- (3) *Setbacks.* No recreational vehicle may be placed on any space in a recreational vehicle park in the city in such a manner that any part of the recreational vehicle or any extension thereto is situated within ten feet of any side space line

whenever the space is bordered by a space on either side of such space so occupied, and is set back less than 20 feet from the front line. The front line is deemed to be the line of the space which adjoins a street or roadway. Whenever space is situated at an intersection of two different streets, or roadways, the recreational vehicle or any extension thereof shall not be parked nearer than ten feet from the inside space line and not nearer than ten feet from the side space line adjacent to the intersecting street and not nearer than 20 feet to the front property line. A rear setback line shall be five feet from the rear property line.

(4) *Recreational vehicle pad.* A concrete pad ten feet wide and 60 feet long shall be located on each lot. The concrete pad shall include six by six by ten wire mesh for reinforcement.

(5) *Hook-ups.* Each recreational vehicle space shall be hooked to the city water and sewer system. Water, sewer and electrical hook-ups shall meet all current codes of the city.

(6) *Off-street parking.* Each recreational vehicle space shall have adequate off-street parking for all anticipated vehicles.

(7) *Fencing.* A fence approved by the city shall be installed in the boundary of the recreational vehicle park.

(8) *Removal in storms.* If a hurricane located in the Gulf of Mexico is predicted to strike the local area as determined by the Emergency Management Coordinator, all recreational vehicles shall be removed from the recreational vehicle park to a protected area outside the city limits at least 72 hours prior to the predicted hurricane strike.

(9) Each recreational vehicle located in the recreational vehicle park shall have direct access to a public or private street. A public street constructed within the recreational vehicle park shall meet all standards and requirements established in the subdivision ordinance of the city. Any private street constructed within the recreational vehicle park shall be a minimum of 28 feet in width, must be approved by the city and must be of either asphalt or concrete construction.

(E) *Granting of use and occupancy permit.* The Building Official of the city shall make a prompt investigation of any application for a use and occupancy permit as specified in this section, and shall grant the application for permit if the recreational vehicle meets the requirements specified herein. Failure of the applicant for a permit to meet all the requirements of this section, shall be grounds for refusal to allow the applicant to connect to the water, sewer, and/or gas service of the city and shall further be grounds for denial of the permit. Any such application shall be deemed approved and granted unless the Building Official denies the application in writing within 45 days from receipt of the application setting forth the reason for such denial.

(F) *Inspection.* Officials of the city may enter the premises of any proposed or existing place where any recreational vehicle is located, in order to inspect for compliance with this section.

(G) *Nonliability.* The city and its officers, agents and employees shall have no liability of any nature for any actions, omissions, or other matters in any way concerning the subject matter of this section.

(H) *Violations and penalties.*

(1) Any person, firm or corporation who commits any of the following shall be guilty of a misdemeanor, and upon conviction thereof shall be fined not more than \$500:

(a) Any violation of this section; or

(b) Providing false information to a city official concerning licensing or permitting under this section or compliance with this section.

(2) Each day or portion of a day during which any violation occurs or continues shall be a separate offense.

(Ord. 104-99, passed 5-10-99; Am. Ord. 105, passed 6-15-99; Am. Ord. 105-13, passed 5-28-13; Am. Ord. 104-18, passed 5-15-18; Am. Ord. 101-21, passed 3-16-21) Penalty, see § 151.99

Cross-reference:

Fee schedule, see § 38.01