

SECTION 17 R-RVP RECREATIONAL VEHICLE DISTRICT

(a) *Purpose and Intent.* This district is intended to provide convenient overnight parking for motor homes and travel trailers along major arterial streets while providing access to convenience goods and services for vacationing travelers with access to water and sewer services. This zoning district replaces the former TP zoning district.

(b) *Permitted and Conditional Uses*

**Permitted Uses:**

Fire Station  
Alcohol  
Public Park  
Reservoir, Wet or Dry Detention  
Trailer Camping, Sales  
Utility Facilities  
Water Treatment/Storage Facilities  
Watershed Conservation or Flood Control Facilities

**Conditional Uses:**

Club or Lodge Serving  
Mobile Homes Sales  
School, Public or  
Denominational

(c) *Minimum Area Requirements.* Where the district is established, the minimum area shall be five (5) acres.

(d) *Bulk and Open space Regulations*

A. Maximum Structure Height:

The maximum shall be sixteen (16) feet.

Accessory structures: Sixteen (16) feet except storage buildings, which shall not exceed ten (10) feet.

B. Minimum yard requirements:

1. Front yard: Forty-five (45) feet unless parking is provided in the front then the front shall be extended to sixty (60) feet.
2. Interior side yard: Seven and one half (7 ½) feet.
3. Exterior side yard: Fifteen (15) feet.
4. Rear yard: Twenty (20) feet.

C. Maximum building coverage (including accessory buildings): Forty (40) percent.

D. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

E. Maximum Impervious Area: the combined area occupied by all main and accessory buildings or structures, parking areas, driveways, and any other surfaces which reduce and prevent absorption of storm water shall not exceed seventy (70) percent of the total lot area.

(e) *Additional District Requirements*

- A. All motor homes and travel trailers shall be connected to the city sewer system or sewer connections for “dump” station shall be provided.
- B. City water connections shall be provided to service travel trailers or motor homes.
- C. Recreation areas shall not be allowed in the required setbacks and shall be for recreational purposes only.
- D. Any R-RVP development, including development and additions to existing developments shall be subject to the Large Scale Development Ordinance.
- E. An R-RVP development having double frontage shall access only an arterial street and all trailer spaces shall access only interior trailer park drives.

(f) *Bufferyard Requirements.* Whenever any development in an R-RVP district is located adjacent to a different zoning district or a non-residential use in an R-RVP district is located adjacent to a residential use in an R-RVP district, screening and a bufferyard shall be provided.

(g) *Off Street Parking*

<u>RESIDENTIAL</u>	2 spaces per unit
<u>OFFICE AND INSTITUTIONAL USES</u>	
Lodge Halls, Clubs area	1 space per 200 sq. feet of new floor area
Elementary School (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site

Senior High School (grades 10-12)

1 space for every five (5) full-time students plus 1.5 spaces per classroom

COMMERCIAL USES

General Business and Retail Sales (except as otherwise provided herein)

1 space per 250 sq. ft. of net floor up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

(h) *Permitted Signs.*

Development identification sign – one (1) per public street entrance not to exceed 150 square feet in area and 10 feet in height.