

ARTICLE 32 – RECREATIONAL VEHICLES

(BOCC Resolution 2021-46; September 29, 2021)

Section 1. GENERAL PROVISIONS

Recreational vehicles shall not be considered dwelling units unless provided for within this Article.

Section 2. TEMPORARY LIVING ACCOMMODATIONS.

1. Recreational vehicles are permitted for use as a temporary living accommodation on any parcel with a constructed, permitted single-family dwelling unit provided:
 - a. The recreational vehicle is used as a dwelling for no more than 90 days in a calendar year;
 - b. Wastewater or sewage from the recreational vehicle shall be disposed of:
 - i. By a licensed Septic Hauler, or
 - ii. At a licensed facility; and
 - c. There is no more than one (1) recreational vehicle used as a temporary dwelling unit on a parcel at any point in time.

Section 3. TEMPORARY DWELLING UNIT DURING CONSTRUCTION.

1. Requirements. Recreational vehicles can be permitted as a temporary dwelling unit during the building of a residence on any parcel if:
 - i. The parcel is currently vacant;
 - ii. A single-family building permit has been issued;
 - iii. The property owner has received a Recreational Vehicle Temporary Residence Permit;
 - iv. The recreational vehicle has no canvas, soft-sided, or similar exterior surface(s);
 - v. The recreational vehicle is connected to a permitted and installed septic waste system prior to use as a residence on the property; and
 - vi. The owner shall connect the recreational vehicle to a ground anchor system.
2. Time Frame Permitted. A recreational vehicle is permitted for use as a temporary dwelling unit during the period of the first single-family building permit issued for the parcel and one (1) renewal of that permit.
3. Exception. The property owner may be issued an additional Recreational Vehicle Temporary Residence Permit in the case of a fire, natural disaster, or Act of God that destroyed or rendered uninhabitable the primary single-family home on the property. This permit shall be issued at the discretion of the Director of Planning and Zoning.

Section 4. DWELLING UNITS IN A MOBILE HOME COURT.

1. Recreational vehicles may be used as dwelling units in a mobile home court.
2. Every recreational vehicle located in a mobile home court is required to be connected to a ground anchor system.