

Section 12.160 Recreational Vehicles and Utility Trailers

A. Definitions

1. Recreational vehicle shall include but not be limited to motor homes, camping/travel trailers, all-terrain vehicles (ATVs), boats and jet skis for the purposes of this Article. Small recreational vehicles shall refer to those 20 feet in length and under. Large recreational vehicles shall refer to those over 20 feet in length.
2. Utility Trailers shall mean both open and enclosed trailers that are used for:
 - a. Hauling equipment to and from employment job sites; and/or
 - b. Hauling brush and debris from a residence to a landfill or such place appropriate for disposal or recycling

B. General requirements. The following requirements shall apply to the parking of recreational vehicles and utility trailers in residential districts at all times, except as otherwise provided by this Article.

1. No more than two (2) recreational vehicles shall be parked outdoors on lots zoned AG, RDR, RLL, R-1, RP-1 or RP-2. Of the two allowed recreational vehicles, no more than one (1) may be a large recreational vehicle as defined in this Section.
2. Parking of recreational vehicles or utility trailers in other districts shall be prohibited except when specifically approved as part of a preliminary development plan or special use permit for said purpose.
3. Recreational vehicles shall not be used for on-site dwelling purposes for more than seven (7) days per year and shall not be permanently connected to sewer lines, water lines or electrical lines.
4. No part of a recreational vehicle or utility trailer shall extend over any lot line, sidewalk, right-of-way or into the 25' vision clearance triangle.
5. Parking of a recreational vehicle or utility trailer shall only be allowed on hard surfaces, i.e., asphaltic concrete, Portland cement concrete or masonry pavers engineered to support the weight of said vehicle, except as otherwise provided in this Article.
6. Parking shall be limited to driveways in front of 3-car garages, pads adjacent and connected to the driveway or in the case of rear yard parking/storage, such pad shall be permanently connected to the driveway with an asphaltic concrete or Portland cement concrete drive, except as otherwise provided in this Article.
7. Parking on a residential driveway is prohibited except for corner lots where a separate driveway is provided off the street on the other street frontage which does not interfere with the residential parking of passenger vehicles.
8. Recreational vehicles or utility trailers parked on a driveway or pad shall maintain a minimum 10 feet of separation from the nearest structure on an adjacent property.
9. Utility trailers shall be kept free of debris when being parked outside a premise and be licensed, kept and maintained in good repair including, but not limited to, paint or finish, inflated tires and structural components.