

Section 3.33 Trailer Coaches.

The occupancy, for temporary living quarters, of a recreational vehicle, trailer coach, camper-trailer or similar vehicle or conveyance shall be subject to the provisions of this section.

1. No person shall locate, place, use, occupy or permit the use of any recreational vehicle, trailer coach, camper-trailer or similar vehicle or conveyance on any parcel of land other than within a licensed mobile or manufactured home park, a state licensed campground or other licensed land use in compliance with this ordinance, for more than 30 days, whether consecutive or non-consecutive, in any calendar year except as follows:
 - a. A licensed and safely operable recreational vehicle, trailer coach or camper-trailer may be placed or stored, but not used or occupied as living quarters, in the side yard or in the rear yard on a parcel of land on which the owner of the recreational vehicle, trailer coach or camper-trailer has a dwelling.
 - b. A mobile home may be used as a temporary dwelling, as regulated under Section 3.24.
2. A recreational vehicle, trailer coach or camper-trailer may be located, used and occupied as living quarters for more than 30 consecutive days only in compliance with the following requirements.
 - a. The recreational vehicle, trailer coach or camper-trailer shall have a current valid registration and state license, if required by law.
 - b. The placement, use and occupancy of the recreational vehicle, trailer coach or camper-trailer shall comply with the County Sanitary Code if used as living quarters or if otherwise regulated by the Code.

The location, use and occupancy of the recreational vehicle, trailer coach or camper-trailer shall be permitted only under the terms of a temporary land use and occupancy permit issued by the Zoning Administrator for a period not to exceed 120 days, whether consecutive or non-consecutive, in any calendar year. The temporary land use and occupancy permit shall be issued only in the discretion of the Zoning Administrator and upon a determination that the use shall comply with the provisions of this section and other applicable provisions of this ordinance. Once issued, the permit shall be displayed by the applicant in a window or in an otherwise prominent place on the recreational vehicle, trailer coach or camper-trailer, in such a manner that the date of issuance of the permit and the required date of removal of the recreational vehicle, trailer coach or camper-trailer shall be readily visible.

The permitted number of recreational vehicles, trailer coaches or camper-trailers on a parcel of land shall be subject to subsection 3 of this section.

3. No more than four (4) recreational vehicles, trailer coaches or camper-trailers or similar vehicles or conveyances shall be placed, located, used or occupied on a parcel of land for more than 30 days, whether consecutive or non-consecutive, in any calendar year unless they are lawfully located in a mobile or manufactured home park, a state-licensed and county-approved campground or other licensed land use in compliance with this ordinance; provided, however, that this provision shall not apply to a licensed dealer of such recreational vehicles, trailer coaches or camper-trailers or similar vehicles or conveyances where such use is permitted by the terms of the zone district in which the parcel of land is located or where the use is otherwise permitted by the terms of this ordinance.
4. This section does not regulate cabins, which are permitted as a special land use in the F Forestry District, under the terms of Section 14.03 and as a special land use in the RR Recreational Residential District, under the terms of Section 7.03.
5. This section does not regulate outdoor recreation uses, which are regulated as special land uses in the RE, RR, C-1, C-2, C-3, GB and F Districts.