

#### 4.6.13 Steel Buildings, Pole Structures, and Other Dwellings:

- A. **Lots smaller than five acres:** The following uses, by their nature, are not necessarily typical on smaller lot developments and thus pose a potential for conflict with more traditional lot uses and development which may exist or which may develop in the immediate neighborhood. Typical arguments against such uses are devaluation of adjacent property values, cluttered or unsightly development and incompatibility of uses. The purpose of this section is to allow for public review of the following uses that may be proposed on parcels of less than five acres in size to minimize the potential conflicts of incompatible development, and to determine if they can or cannot be allowed.
1. ~~Placement~~ **Locating** of **accessory** steel buildings, pole buildings, or metal-clad structures of larger than 1100 square feet, **or with** side wall height exceeding twelve (12) feet ~~or galvanized surfaces~~ shall be by Conditional Use.
  2. Placement of residential structures less than 20 ft. wide over more than 25% of the residential structure area shall be by Conditional Use.
  3. Placement of any used **accessory** building or structure of greater than 200 square feet in area which is to be moved **onto** a lot of ~~less than five acres size~~ shall be by Conditional Use.
  4. Any structure constructed in such a manner so as to provide more than one area of kitchen facilities or having more than five bedrooms, or having more than two stories above grade shall be considered a potential multiple dwelling and shall be by Conditional Use Permit.
  5. In allowing the types of structures regulated by this section, the Planning Commission findings shall determine that the proposed structure will not look out-of-place in comparison with other structures of the same neighborhood (within 500 feet), will not tend to cause devaluation of adjacent properties, will not create a use that is incompatible with existing uses of the neighborhood. A temporary permit for a period of up to a three year duration may be allowed even if the findings do not meet those described above.
    - a.
    - b.
    - c.
  6. ~~RV Policy:~~
    - a. ~~RV's proposed to be sited in other than an RV park shall be required to obtain permits if the use is seasonal or year-around residential and the unit is parked on the site for more than 30 consecutive days.~~
    - b. ~~The Zoning Administrator shall have authority to grant Land Use permits for up to a 3 year period for an RV unit appropriately sited and adequately sewerred. An extension beyond the 3 year period shall be by Conditional Use Permit.~~
    - c. ~~RV units being stored (not used for residential purposes) shall be located in a manner which complies with all setback requirements.~~

#### **4.6.14 Reserved for Future Use—Recreational Equipment (Recreational Vehicle):** ~~(AS AMENDED 3 July 2007) (AS AMENDED 6 APRIL 2010)~~

~~The purpose of this section is to provide standards for recreational equipment (RV) utilized as temporary living quarters during recreational/vacation or other activities without the infringement upon and/or depreciation of neighborhood or adjacent properties. This ordinance is also designed to promote construction and enhance existing values of property.~~

~~The parking of uninhabited recreational equipment for strictly storage purposes is allowed and is subject to the general provisions of this subsection. It shall not be hooked up to sewer and water.~~

~~The parking of recreational equipment on a property with no permanent dwelling shall be allowed from Memorial Day to Labor Day and is subject to the general provisions of this subsection. Recreational equipment will also be allowed for no more than seven consecutive days during any 30 day period by occasional and intermittent visitors (guests).~~

~~A. This section applies to the following types of recreational equipment:~~

- ~~1. Travel Trailer— A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses, permanently identified “travel trailer” by the manufacturer of the trailer.~~
- ~~2. Pick Up Coach— A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation. Examples of these would include horse trailers with sleeping area or “goose neck” trailers.~~
- ~~3. Motor Home— A portable, temporary structure to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle.~~
- ~~4. Camping Trailer— A folding structure mounted on wheels and designed for travel, recreation and vacation uses.~~
- ~~5. Slip In Campers— A structure designed to be mounted into a pickup truck in the pickup box, either by bolting through the floor of the pickup box or firmly clamping to the side of the pickup box.~~
- ~~6. Park Trailers— A structure not exceeding 8.5 feet in width but which is no larger than 400 square feet when the collapsible components are fully extended or at maximum horizontal width. Park trailers must be licensed for over the road.~~

~~B. General Provisions:~~

~~The following criteria for recreational equipment shall apply to all applicable zoning districts:~~

- ~~1. Number of recreational equipment per lot: Only one (1) recreational equipment unit shall be allowed per riparian lot. Non riparian or back lots can qualify for an RV Campground if they meet the requirements under 10.19 and all regulatory controls.~~
- ~~2. Recreational equipment shall maintain minimum building setbacks as required by Ordinance for the applicable zoning district.~~
- ~~3. Recreational equipment shall comply with the sanitation standards set forth in this Ordinance.~~

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4. ~~Recreational equipment shall display and maintain the current year and class of vehicle license in accordance with State regulations.~~
  5. ~~All tires necessary for safe highway transport must remain mounted and inflated at all times.~~
- C. ~~The Zoning Administrator shall have authority to grant Land Use permits for up to a 3 year period for an RV unit appropriately sited and adequately sewerred. An extension beyond the 3 year period shall be considered on an annual basis by Conditional Use Permit.~~

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## 5.6 RESIDENTIAL DISTRICT REGULATIONS:

### 5.6.1 Steel Buildings, Pole Buildings, and Other Dwellings:

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  3. Placement of any used **accessory building** or structure of greater than 200 square feet in area which is to be moved **onto** a lot of ~~less than five acres size~~ shall be by Conditional Use.
  4. Any structure constructed in such a manner so as to provide more than one area of kitchen facilities or having more than four bedrooms, or having more than two stories above grade shall be considered a potential multiple dwelling and shall be by Conditional Use Permit.
  5. In allowing the types of structures regulated by this section, the Planning Commission findings shall determine that the proposed structure will not look out of place in comparison with other structures of the same neighborhood (within 500 feet), will not tend to cause devaluation of adjacent properties, will not create a use that is incompatible with existing uses of the neighborhood. A temporary permit for a period of up to a five-year duration may be allowed even if the findings do not meet the described above.
  6. See Section ~~4.6.14~~ **10.15**.