

**Current Zoning Ordinance Provisions Affecting RV's**

6.3 Recreational Trailers or Campers in the R-C and R-2 Districts

- A. Not more than one recreational trailer or camper used for shelter or living purposes can be parked on a lot for a maximum time of one year reckoned from the time of parking. By the end of that year, a permanent structure or a mobile home must be erected or established in accordance with this ordinance.
- B. Not more than one recreational trailer or camper can be stored on a lot with a permanent structure. It may not be used for living purposes.

**80. RECREATIONAL TRAILERS, CAMPERS, MOTOR HOMES.** A transportable mobile unit which is not more than thirteen and one-half (13 ½) feet high from the ground, eight (8) feet wide and thirty-five (35) feet long including hitch, or fifty-five (55) feet total length of trailer and towing vehicle (for fifth wheel). Must have a current license and registration and be self contained.

**84. SEASONAL RESIDENCE.** Summer or winter cabins, cottages, hunting camps, farm labor housing and similar housing designed, intended and/or used for seasonal, non-permanent residential use.

**5.3 Permit Regulations**

**AU - Allowed use (Permit not required)**

**AU\*-Allowed Use (Permit required see note)**

SU - Special Use (see note)

Article 5, Schedule 1

NA - Not Allowed

<u>Construction, Use or Condition</u>	<u>A1</u>	<u>RC</u>	<u>R2</u>	<u>F1</u>
CAMPS	SU	SU	SU	SU
RECREATIONAL VEHICLE CAMP OR PARK	SU	SU	SU	SU

## Proposed Amendments to the Town of Rushford Zoning Ordinance

### 1. Sec.6.3 Restrictions on Use of Recreational Trailer or Camper in the R-C and R-2 Districts.

A. Delete and Replace with: *During the construction of a permanent dwelling or manufactured home, a recreational trailer/vehicle may be used for sleeping or as living quarters for a one year period commencing at the time the recreational trailer trailer/vehicle is placed on the lot or from the time a building permit has been issued for the aforesaid construction, whichever is earlier.*

B. Except as stated in paragraph "A" above, not more than one recreational trailer/vehicle or camper can be stored ~~on a lot with a permanent structure. It may not be used for living purposes.~~, parked, or used for sleeping or as living quarters, on any lot that does not have a permanent dwelling or manufactured home on it. It must be located within the appropriate side and rear setback lines as established in this ordinance. No accessory structures may be attached thereto (decks, porches, rooms, roof) and must remain mobile. The exterior of said recreational vehicle and/or camper must be maintained and kept in good repair.

C. A recreational trailer and/or camper may be used for overnight occupancy, on a lot with a permanent dwelling, for a period of not more than nine (9) days per month.

D. A recreational trailer and/or camper, located on a lot prior to January 1, 2020, and that has been previously issued a building permit for a permanent structure, but not a permanent dwelling, and has an approved Allegany County sewerage system, the evidence of which can be provided by the owner of said lot, may continue the use of said recreational trailer and/or camper. however, the exterior of said recreational trailer and/or camper, must be maintained and kept in good repair and remain mobile but cannot be altered or modified to increase its size or living space. It must meet all setback requirements. In order to provide individuals time to prepare to comply with the new provision, it will not become effective until May 1, 2021.

### 2. Article 3- RULES AND DEFINITIONS, Definition #80 and #84 shall be amended as follows:

80. Recreational Vehicles/Trailers. Campers, Motor Homes. *Any vehicle motivated by a power connected therewith or propelled by a power within itself, which is or can be used as the home or living abode or habitation of one or more persons, either temporarily or permanently. A recreational vehicle/trailer propelled by a power within itself shall be deemed a motor vehicle, a recreational vehicle/trailer motivated by a power connected therewith shall be deemed a trailer.*

84. SEASONAL RESIDENCE. Summer or winter cabins, cottages, hunting camps, farm labor housing and similar ~~housing-buildings~~ designed, intended and/or used for seasonal, non-permanent residential use. *Recreational vehicles/trailers and/or campers are not considered seasonal residence.*

### 3. Article 5 Schedule 1 Construction Use and Type

a. Camps- delete "SU" under RC and R2 Districts and replace with "NA"

b. Recreational Vehicle Camp or Park- delete "SU" under RC and R2 Districts and replace with "NA"

