

## **Section 8.04 Recreational Vehicle Parks**

No Recreational Vehicle Park shall be constructed within the zoning jurisdiction of Knox County unless a Conditional Use permit is approved and issued by the County and is constructed in conformance with the following requirements:

1. The tract to be used as a recreational vehicle park or campground shall not be less than two acres in area. Under no circumstances shall a manufactured home be parked in a recreational vehicle park or campground.
2. The maximum number of recreational vehicles, trailers, or camp sites shall be 15 per acre.
3. Each recreational vehicle, trailer, camp site shall be plainly marked.
4. The minimum dimensions of a recreational vehicle, trailer or camp site shall be 25 feet wide by 40 feet long.
5. Each recreational vehicle, trailer, camp site shall be separated from other recreational vehicles, trailers, or camp sites by at least 15 feet.
6. All recreational vehicle, trailer, camp sites shall meet the required setbacks from roads and from the ordinary high-water mark and shall be located at least 50 feet from exterior lot lines.
  - A. The exterior lot line setback shall be maintained in open space, except that landscaping for the purpose of screening the Park from visual views from adjacent properties.
  - B. Screening at least six feet in height shall be provided between the recreational vehicle park or campground and any adjoining residential area.
7. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties; provided:
  - A. No one space shall be designed for direct access to a county road or highway outside the boundaries of the recreational vehicle park or campground;
  - B. All interior access drives shall be at least 20 feet in width;
  - C. All interior access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud.
8. All external amenities (porches, screened patios, decks, built-in grills/pizza ovens, and similar) constructed on, relocated to, and placed on a recreational vehicle site or camping site shall require the following:
  - A. A zoning permit from the Knox County Zoning Administrator. Said applicant shall provide proof that the Park owner is aware and approves of said modifications.
  - B. Be considered permanent and said items shall be taxed as improvements to the land. This information shall be provided within the zoning permit and may be verified by any authorized county official.
  - C. An amenity, as described in #8 above, may be located on an individual pad site provided it is designed only to protect occupants from the elements and does not have a permanent water supply or a sewage system facilities.
  - D. All electrical connections shall meet the Nebraska State Electrical Code including waterproofing, ground fault, and other life safety requirements.
  - E. All non-reported improvements shall be subject to all zoning penalties as well as all penalties allowed the County Assessor's office by law.
9. There shall be two off-street parking spaces per each individual recreational vehicle, trailer, camp site.
10. Each pad location shall be equipped with the following:
  - A. Electrical outlet
  - B. A sanitary sewer connection per Nebraska NDEE requirements
  - C. A potable water connection per Nebraska HHS requirements
  - D. If pad sites are not supplied with individual sanitary sewer and water connections then a **"Community Building" shall be constructed to the following requirements::**
    - 1) Pads **shall not be located more than 300 feet from the "Community Building"**
    - 2) Separate toilet, lavatory and shower facilities for each sex, in the following ratio: one flush-type toilet, one lavatory and one shower or bathtub for females and one flush-type toilet, one lavatory, and one shower or bathtub for males.
    - 3) The pervious toilet sanitary standards shall be for every 30 pad sites.
    - 4) Have an accessible, adequate, safe and potable supply of cold water.
    - 5) Comply with all Nebraska Building, Electrical and life safety codes.
    - 6) Be maintained in a clean, sanitary condition and kept free of any condition that is considered a health hazard.
11. Other criteria that shall be met include:
  - A. No more than one wheeled recreational vehicle or trailer shall be allowed on any individual pad site. In addition to these units, a tent may be erected to serve as an auxiliary shelter, but shall not be erected for more than 14 consecutive days.
  - B. These Parks are considered as a seasonal business and site and individual recreational vehicles or trailers are considered seasonal dwelling and shall not be occupied for

more than four continuous months in a 12-month period. However, a recreational vehicle or trailer may remain on site for the remaining portion of the year in a stored state.

- C. Wheels and tires shall remain in the in-transit position.
- D. A recreational dwelling may only be skirted with lattice, solid skirting may be installed immediately adjacent to the tires.
- E. Identify a Fire Safety Plan/Emergency Plan (approved by the local rural fire department) in the event of a man-made or natural disaster.

One permanent dwelling unit may be constructed within the Recreational Vehicle Park and is to be used strictly by the park owner and family or the resident superintendent.