

Falmouth Zoning and Site Plan Review Ordinance  
Draft Amendments, March 8, 2010  
Treatment of Recreational and other large vehicles

Councilor Dave Libby brought the concept before the Town Council for consideration to accommodate the storage of recreational vehicles within ten feet of a property line and to allow the construction of a roof structure to protect the vehicle from the elements.

The following amendment has been prepared. The current language can be found at the end of each section.

Changes are:

- Create general standard section to address those standards that apply to all circumstances.
- Require RV to be owned by the property owner.
- Require a permit from the Code Officer for the storage so that conditions can be reviewed at the beginning of the use.
- Require year-round screen a minimum of six feet high.
- Allow a roof structure up to 16 feet in height to be constructed within the setbacks but no closer than 10 feet from the lot line.
- Increased time period for guests using RVs from 7 days in a 90 day period to 30 days in a calendar year.

**Recreational Vehicle Definition**

*The definition has been redrafted to include larger motorhomes as currently manufactured. It also now includes boats, snowmobiles and ATVs and their related trailers.*

**Proposed Language**

- 2.65 **Recreational Vehicle:** A vehicle or vehicular attachment which is either a:
1. vehicle or vehicular attachment not exceeding four hundred (400) square feet in gross floor area and designed for temporary sleeping or living quarters for one or more persons, including without limitation, a pick-up camper, travel trailer, tent trailer or motor home; or
  2. a boat, snowmobile, ATV or their associated trailers.

**Current Language**

- 2.66 **Recreational Vehicle:** A vehicle or vehicular attachment not exceeding four hundred (400) square feet in gross floor area, ten feet in width or forty feet in length which is designed for temporary sleeping or living quarters for one or more persons, including without limitation, a pick-up camper, travel trailer, tent trailer or motor home.

## Provisions for Recreational Vehicles

### Proposed Language

#### 5.26 Recreational Vehicles

##### I. Storage

A recreational vehicle may be stored on any lot as an accessory use to a dwelling unit subject to the following standards:

##### a. General Standards

- 1) Recreational vehicles stored on a lot shall be owned by the property owner where the vehicle is stored.
- 2) Recreational vehicles stored as an accessory use to a dwelling unit under this section shall not be occupied during such storage.
- 3) Boats, snowmobiles and ATVs less than 24 feet in length, including any trailer for such vehicle may be stored anywhere on the lot.

##### b. Indoor location for recreational vehicles greater than 24 feet in length.

- 1) A recreational vehicle may be stored in an existing structure as of [the date of this amendment] on the lot provided the entire vehicle is wholly contained within the structure; or
- 2) A recreational vehicle may be stored in a structure with a roof large enough to shelter the RV by three feet on all sides and not to exceed sixteen (16) feet in height, with said structure conforming to current building codes in place at the time of permitting. Said structure may be placed within the side or rear property setbacks but no closer than ten (10) feet from the property line of the lot.

Structures permitted by the Code Enforcement Office under this section shall be exempt from side and rear setback requirements elsewhere in this ordinance. A notice of the restriction of use for said structure shall be recorded at the Cumberland County Registry of Deeds.

Structures permitted under this section shall be adequately screened from neighboring properties by a year-round screen consisting of landscaping, berming, fencing, walls, or any combination thereof to maintain screening at a minimum height of six (6) feet.

- c. Outdoor storage of a recreational vehicle may be located on the lot provided the location meets all of the following requirements:
  - 1) Storage of a recreational vehicle shall meet front setback requirements of the lot.

- 2) The Code Enforcement Office may issue a permit for location within the side and rear setbacks but no closer than ten (10) feet from side or rear property lines. If located within these setbacks the RV shall be adequately screened from neighboring residences by a year-round screen consisting of landscaping, berming, fencing walls, or any combination thereof to maintain screening at a minimum height of six (6) feet.
2. **Temporary Occupancy** - Guests of property owners who are traveling in or with a recreational vehicle may occupy that recreational vehicle on the land of said property owner on a temporary basis not to exceed thirty (30) days in any calendar year. A vehicle parked under this provision must meet all the required setbacks.

*Current Language to be deleted*

**5.26 Recreational Vehicles**

A recreational vehicle may be stored or parked on a residential lot as an accessory use to a dwelling unit, subject to the following standards:

- a. **Location:**
  1. It is located inside a garage or other structure; or
  2. It is located:
    - a) No closer to the front lot line than the front building line of the principal structure or in compliance with the front setback requirement for the district; and
    - b) In compliance with the side and rear setback requirements for the district; or
    - c) At least ten (10) feet from side and rear property lines and, in the opinion of the Code Officer, adequately screened from neighboring residences by evergreens and other natural visual buffering materials.
- b. No recreational vehicle stored as an accessory use to a dwelling unit under this subsection shall be occupied during such storage;
- c. Guests of residents of the Town of Falmouth who are traveling in or with a recreational vehicle may occupy that recreational vehicle on the land of said residents of Falmouth, but only on a completely temporary basis not to exceed seven (7) days in any ninety (90) day period.

**5.3 Boat Storage**

No vessel exceeding twenty-four (24) feet in length shall be stored or parked on any residential property unless the vessel is stored or parked so as not to violate the minimum front and side setbacks for structures and is not less than ten (10) feet from the rear lot line.