

Falmouth Zoning and Site Plan Review Ordinance  
Draft Amendments, April 12, 2010  
Treatment of Recreational vehicles and boats

Drafted for Councilor Dave Libby

Changes from the last version, March 8, 2010

- ◆ Boats, ATVs and snowmobiles are no longer defined as a recreational vehicle.
- ◆ A new section has been added to Boat Storage, allowing any boat to be stored in the same manner as a recreational vehicle when stored inside.
- ◆ Increase the height allowance on roof structures from 16 to 20 feet.

*Recreational Vehicle Definition*

*Proposed Language*

**Recreational Vehicle:** A vehicle 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.

*Current Language to be deleted*

**Recreational Vehicle:** A vehicle or vehicular attachment not exceeding three hundred twenty (320) square feet in gross floor area, ten feet in width or thirty-two 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.

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*Provisions for Boat Storage*

*Proposed Language*

5.3 Boat Storage

1. 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.
2. Any vessel, regardless of its length, may be stored under the provisions of Section 5.26, 1.b. Indoor storage for recreational vehicles.

*Current Language to be deleted*

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.

## 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)~~ twenty (20) 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.