

Falmouth Zoning and Site Plan Review Ordinance
Draft Amendments to be presented at Town Council Meeting October 25, 2010
Storage of Recreational vehicles and boats

The Community Development Committee voted at their September 30, 2010 meeting to send this amendment back to the Council without any changes. The following language reflects the version heard at the May 10, 2010 public hearing.

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.

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

1. 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 shall not be occupied during storage.

b. Indoor location for recreational vehicles.

- 1) 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 twenty (20) feet in height. Said structure may be placed within the side or rear property setbacks but no closer than ten (10) feet from the property line.

Structures permitted 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 is permitted provided the location meets the following requirements:

- a. Storage of a recreational vehicle shall meet front setback requirements of the lot.
- b. Storage of a recreational vehicle shall meet the side and rear setback requirements or 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.