

## CHAPTER 16

### TRAVEL TRAILER CAMP ZONE “T-C” REGULATIONS

- 16.01 The regulations set forth in this chapter, and others indicated elsewhere in this Zoning Code are the zoning regulations for Travel Trailer Camp Zone “T-C”, which is for purposes of providing for development and use of the permitted uses of land so zoned, in accordance with the applicable definitions of Chapter 3 of this Code. Travel Trailer Camp includes Recreation Camp and Recreational Vehicle Park as defined in this Code.
- 16.02 Permitted Uses: A tract of land shall be used only for the following purposes, but no permitted use will be issued a zoning certificate unless a site plan for the use has first been approved in accordance with the Ohio Public Health Council rules so regarding, as administered and enforced by the Ohio Health Department, or as otherwise delegated thereby for permitting through the Warren County Health District:
- A. Recreation parks, recreation camps and temporary park camps, wherein one (1) or more travel trailers, motor homes, truck campers or other types of dependent or self-contained recreational vehicles or otherwise portable camping units, such as tents, can be placed on leased or otherwise contracted spaces for recreation, vacation or business purposes, all as defined in Chapter 3 of this Zoning Code.
  - B. Accessory buildings and uses customarily incidental to any of the above uses, including the sale of food and refreshments are permitted, provided such accessory facilities are only for exclusive use by the principle permitted use occupants and their guests.
- 16.03 Minimum Zone Size, Configuration, Frontage, Setback and Buffering: No parcel or combination of parcels as a site for the permitted uses of this zone shall be considered for rezoning to this zone unless the site is at least five (5) acres in size, not including the minimum required setback specified therein; is configured so not to exceed a one-to-five (1:5) ration of width to depth; has at least one-hundred (100) feet of frontage on a public road; is setback at least one-hundred (100) feet from any adjoining residence zone; and buffering in the form of evergreen landscaping or solid board fencing, not less than six (6) feet in height, exists or shall be provided in the required setback distance, if determined necessary by the Zoning Inspector, so to screen the view from any existing or future residence located within five-hundred (500) feet surrounding the site.
- 16.04 Duration of Placement or Occupancy: No placement of a recreational vehicle or portable camping unit, nor occupancy thereof by the same tenant(s) shall exceed one-hundred-twenty (120) days in any twelve (12) month period following the beginning of placement or occupancy, unless otherwise specified by the Ohio Department of Health. Otherwise permanent occupancy of such a single family residence is prohibited, except by the managing operator and the immediate family members legally dependent thereon.
- 16.05 Records: The owner or operator of a permitted use facility in this zone shall maintain a constant record of each tenant or visitor, noting their name, date(s) of stay, home address and the make, model year and license number(s) of their vehicle(s), which shall be available for inspection by the Zoning Inspector or other law enforcement agencies.

- 16.06 No individual camping sites shall be subdivided from or sold as ownable or buildable lots independent of the overall recreation park, camp or combined park-camp property that they are part of as rentable or leaseable spaces.
- 16.07 Sanitary sewer, water supply and trash disposal provisions shall be designed, installed, operated and maintained in accordance with the Ohio Public Health Council rules adopted so regarding, as administered by the Ohio Board of Health and delegated thereby for enforcement by the Warren County Combined Health District.
- 16.08 Public Road Access: The location and design of any required private driveway entrance from and/or exit to a public road shall be to the satisfaction of the Warren County Engineer or the Ohio Department of Transportation, as applicable.
- 16.09 Stormwater Drainage: Stormwater drainage at any point of discharge from land use for the permitted uses of this zone onto adjacent off-site lands must be controlled to the satisfaction of the Warren County Engineer, per the Rules and Regulations for the Design of Storm Water Management Systems.
- 16.10 Required Plan Approval and Licensing: All aspects of development internal to a site in this zone are subject to plan approval and subsequent licensing of the developed use, in accordance with the Ohio Public Health Council rules so regarding, as administered by the Ohio Board of Health and delegated thereby for enforcement by the Warren County Combined Health District.
- 16.11 Fire and Emergency Service Provision: Use provisions in this zone are subject to the review satisfaction of the local fire and emergency service provider of the jurisdiction, as to all applicable aspects of site development and use complying with related accessibility requirements and any other concern to such regard
- 16.12 Lighting: The intensity of any exterior lighting relative to adjacent off-site residential use or zone must not exceed 0.2 footcandles at the border of a site in this zone, unless otherwise specified by the Ohio Department of Health.