

## CHAPTER 17

### TRAVEL TRAILER OVERNIGHT PORT ZONE “T-T” REGULATIONS

- 17.01 The regulations set forth in this chapter, and others indicated applicable elsewhere in this Zoning Code are the zoning requirements for Travel Trailer Overnight Port Zone “T-T”, which is for purposes of providing for development and use of the permitted uses of land so zoned, in accordance with the applicable definitions in Chapter 3 of this Code.
- 17.02 Permitted Uses: Land in this zone shall be used only for the following purposes, but no permitted use will be issued a zoning permit 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. Travel Trailer Overnight Port, facilitated and operated in accordance with the requirements of this Zone, for sole use as a parking area in which only self-contained recreational vehicles, as defined in Chapter 3 of this Zoning Code, are for the purpose of providing vacationing travelers or other motoring transients a place for temporary occupancy, for a fee or free.
  - B. Accessory buildings and uses such as clubhouse, laundry, swimming pool and other similar on-site support facilities are only for exclusive use by the principle permitted use occupants and their guests
- 17.03 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.
- 17.04 Duration of Placement or Occupancy: No single period of trailer placement or occupancy of a trailer on a site shall exceed forty-eight (48) hours, except in the event of a bona-fide emergency due to illness or injury of the occupant(s) or mechanical failure of their vehicle and excluding three-day weekends that include either a Friday or Monday that is a nationally observed holiday.
- 17.05 Sanitary Facilities:
- A. A Travel Trailer Overnight Port shall provide for containment or conveyance of sewage waste from trailer holding tanks, in accordance with the specifications of the Ohio Public Health Council rules so regarding, subject to approval of the Ohio Department of Health
  - B. Permitting of the plan for the design, installation, operation and maintenance of a sewage disposal containment and/or treatment facility is subject to approval by the Warren County Combined Health District, Warren County Sanitary Engineer and/or the State of Ohio Public Health Council, as applicable, and shall comply with regulations HE 27.01-27.61, inclusive, of the Ohio Sanitary Code.

- 17.06 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.
- 17.07 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.
- 17.08 Erosion and Sedimentation Control: Must be to the satisfaction of the Warren Soil & Water Conservation District and comply as determined thereby with the Warren County Erosion and Sediment Control Regulations.
- 17.09 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.
- 17.09 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
- 17.11 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.