

Section 37.K ESTABLISHMENT OF RECREATIONAL VEHICLES AND PARK MODEL UNITS - GENERAL PROVISIONS

K. Establishment of recreational vehicles and park model units

1. Recreational vehicles

a. Incidental uses

- 1) A recreational vehicle temporarily parked and occupied on residentially zoned property where the zoning district allows placement of recreational vehicles and that is not part of a recreational vehicle park or recreational vehicle subdivision will be considered a *de minimis* use that does not require a special permit under the following circumstances:
 - a) No more than one (1) recreational vehicle is parked and occupied on the property at any time, the period of time does not exceed a cumulative total of more than thirty (30) days during any calendar year, and no single period of occupancy exceeds fourteen (14) consecutive days.
 - b) Recreational vehicles parked temporarily on residentially zoned property shall be connected to an approved wastewater system, or regularly taken to an approved dump station prior to the holding tank reaching capacity.
- 2) If a recreational vehicle is occupied on a property that is not part of a recreational vehicle park or recreational vehicle subdivision more than fourteen (14) consecutive days or more than thirty (30) cumulative days during any calendar year, the recreational vehicle shall be connected to an approved wastewater disposal system, and a special permit is required by this section.

b. A recreational vehicle may be issued a zoning permit as a single family dwelling (permanent residence) in an R-RV (Single Family Residential/Recreational Vehicle) zone, in RV parks and in portions of manufactured home parks approved for recreational vehicles. Recreational vehicles are not permitted as permanent residences in any other zone or under any other circumstances.

c. A recreational vehicle may be issued a special permit as a temporary residence for one (1) year in conjunction with the construction of a permanent residence or commercial structure (as evidenced by obtaining a building permit for the permanent construction) in any zone. Six (6) month extensions of time may be granted by showing good cause.

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- d. A recreational vehicle may be issued a zoning permit as a temporary residence for one (1) year (renewable annually) in A-R (Agricultural-Residential) or R-E (Residential Recreation) zones.
 - e. An unoccupied recreational vehicle may be parked on a lot or parcel with all utilities disconnected where a principal residence (not to include a garage or storage shed) is established. A recreational vehicle parked on a lot shall not be used for living, sleeping or housekeeping purposes. An unoccupied recreational vehicle may be connected to electricity for the sole purpose of prevention of damage from excessive heat or freezing temperatures.
 - f. Notwithstanding any other provision in this ordinance, a recreational vehicle allowed as a secondary residence may be approved as provided in Section 37.P.
 - g. Recreational vehicles shall not be used as storage sheds.
 - h. It shall be the responsibility of the property owner to renew a temporary permit.
2. Except as provided in Paragraphs 1.a and 1.b above, recreational vehicles that are not located within a recreational vehicle park shall meet the following requirements:
- a. A temporary zoning permit shall be obtained prior to locating the recreational vehicle on the lot or parcel.
 - b. Recreational vehicles permitted as temporary or permanent residences shall be equipped with kitchen and bathroom facilities.
 - c. Recreational vehicles permitted as temporary or permanent residences shall be connected to an approved wastewater disposal system.
 - d. No attached structural additions are allowed or permitted, except with park model homes if designed by the manufacturer to accommodate attached additions.
 - e. Recreational vehicles permitted as temporary residences shall remain roadworthy. If a recreational vehicle does not meet the above uses or requirements, the recreational vehicle shall be considered in violation of the Mohave County Zoning Regulations and is subject to removal.

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- f. Recreational vehicles located within a Special Flood Hazard Area shall comply with the Mohave County Flood Control Ordinance and any additional permitting requirements required thereunder.
- 3. Establishment of Park Model Units
 - a. A dependent park model unit may be issued a zoning permit as a single family dwelling (permanent residence) in a recreational vehicle subdivision, an R-RV (Single Family Residential/Recreational Vehicle) zone, in RV parks or in manufactured home parks where allowed by park management.
 - b. An independent park model unit may be established in the manner provided for a travel trailer.
 - 4. Recreational Vehicle Subdivisions
 - a. Recreational vehicle subdivisions may be established as provided in the Mohave County Land Division Regulations in R-RV (Single Family Residential/Recreational Vehicle) zone.
 - b. The minimum lot size in a recreational vehicle subdivision is 2,500 square feet.
 - c. Enclosed accessory structures on a recreational vehicle subdivision lot may not exceed a total of the greater of 250 square feet or ten percent (10%) of the lot area.