

## Portion of Section 911.13. - Special districts.

### (1) CRVP: Commercial recreational vehicle park district.

- (a) *Purpose and intent.* The CRVP, commercial recreational vehicle park district, is established to implement the Indian River County Comprehensive Plan policies for allocating commercial land uses. The purpose of the CRVP district is to provide areas where transient mobile homes, travel trailers, truck campers, pickup coaches, motor homes, and similar vehicles used for temporary habitation during travel, vacation, and recreation purposes can be accommodated for short periods of time. The CRVP district is intended to accommodate recreational vehicles up to a density of fourteen (14) spaces per gross acre.
- (b) *Land use and location.* The CRVP, commercial recreational vehicle park district, may be established in areas designated for commercial development. These areas are commercial/industrial nodes and corridors.
- (c) *Uses.* Uses in the CRVP, commercial recreational vehicle park district, are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and uses.

Use	CRVP
<b>Residential Uses</b>	
Mobile homes	P
Recreational vehicles	P
Accessory housing (watchman)	A
<b>Public Service Uses</b>	
Emergency services	P
Places of worship	A
Public parks and play- grounds	A
<b>Commercial Uses</b>	
Country clubs	A
Golf courses	A
Tennis clubs and beach clubs	A
<b>Transportation and Utility Uses</b>	
Public and private utilities, limited	A

P = Permitted  
A = Administrative permit  
S = Special exception

- (d) *Accessory uses and structures.* In addition to the limitations established in Chapter 917, Accessory Uses and Structures, the following shall be used in evaluating accessory uses within the CRVP district.
  1. *Allowable accessory uses.* Management headquarters, recreational facilities, sanitary facilities, dumping stations, showers, coin-operated laundry facilities, child care facilities, and other uses

customarily incidental to the operation of a recreational vehicle park and campground are permitted as accessory uses to the park.

2. *In addition to the allowable accessory uses listed above, the following commercial uses shall be permitted as accessory uses, subject to the criteria established herein:* Retail sales establishments, personal service establishments, and restaurants. These restricted accessory uses shall be subject to all applicable regulations within this code, and shall further satisfy the following:
  - a. Such uses and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
  - b. Such uses shall be restricted in their use to occupants of the park.
  - c. Such uses shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.
  - d. The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street, shall not be accessible from any public street, and shall be accessible only from a street within the park.

(e) Additional regulations.

1. *Compliance with subdivision regulations, streets and paving.* All recreational vehicle parks established after the effective date of this chapter shall comply with the Indian River County subdivision and platting regulations, except as specifically stated otherwise herein, and shall record the individual recreational vehicle spaces in compliance with the standards of this Code.
2. *Required common recreation area.*
  - a. *Minimum area required.* A minimum of ten (10) percent of the gross site area of any recreational vehicle park within the CRVP district shall be devoted to open or enclosed common recreational areas and facilities, such as playgrounds, swimming pools, community buildings, ways for pedestrians and cyclists away from streets, and play areas for small children or other similar recreational areas.
  - b. Design criteria for common recreation areas.
    - I. Areas contained in a continuous pedestrian or cyclist circulation system which consist of permanently maintained walks and trails not less than twelve (12) feet in width leading to principal destinations on the site shall be countable as common recreation areas.
    - II. Areas designated as play areas or mini-parks which contain at least one acre and have a minimum dimension of one hundred (100) feet and which are furnished with appropriate recreational equipment including but not limited to playground equipment, picnic tables, barbecue pits, and ball-playing equipment and/or facilities shall be countable as common recreation areas.
    - III. If natural habitats of unique and significant value are determined to exist on the site and such areas are left undisturbed or are adequately protected from environmental degradation, the total land and water area of such habitats shall be countable as common recreation areas.
    - IV. The entire area occupied by a multiple-use recreation building or facility, including attendant outdoor recreation facilities shall be countable as common recreation areas.
    - V. Common recreational area shall not include streets, buffer areas, recreational vehicle spaces, storage areas, utility sites or parking areas; shall be closed to automotive traffic except for maintenance and service vehicles; and shall be improved and maintained for the uses intended.
3. *Use limitations.* Structures such as carports, cabanas, screen rooms, or similar structures may be erected or constructed at any recreational vehicle site if such structures are attached to a recreational vehicle with removable attaching devices. Removal of wheels or hitch and the placement of the unit on a foundation or piers is prohibited. Pop-out units and similar equipment

integral to the recreational vehicle as manufactured shall be allowed without issuance of county building permits.

4. *Permanent occupancy prohibited.* No recreational vehicle shall be used as a permanent place of abode, dwelling, or business or for indefinite periods of time. Continuous occupancy extending beyond six (6) months in any twelve-month period shall be presumed to be permanent occupancy.

Any action toward removal of wheels of a recreational vehicle for temporary purposes of repair or to attach the trailer to the ground for stabilizing purposes is hereby prohibited.

5. *Stabilization of space.* Each recreational vehicle space shall contain a stabilized vehicular parking pad composed of shell, marl, paving or other material approved by the county engineer.
6. *Required buffers.* Along all major streets abutting a recreational vehicle park, and the other boundaries of the recreational vehicle park a minimum fifty-foot buffer yard with a type "B" landscaped buffer strip and a six-foot opaque feature as set forth in Chapter 926, Landscaping and Buffering, shall be provided.

**(f) Size and dimension criteria:**

Zoning District Regulation	CRVP	Unit of Measure
Maximum Density	14	units/acre
Minimum space size	2,000	sq. feet
Minimum space width	32	feet
Minimum yard <sup>1</sup>		feet
Front	20	
Side	10	
Rear	10	
Acc. structure	6'	from nearest adjacent RV
Maximum lot coverage	40	percent of space
Minimum open space	25	percent of space
Maximum building height	35	feet
Minimum district size	8	gross acres

<sup>1</sup> Note: Setbacks and separation distances for mobile homes shall be the same as those in the RMH-8 district. For RVs within unplatted RV parks, the following separation distances between RVs shall apply:

- a. Side-to-side: 10 feet.
- b. End-to-side: 8 feet.
- c. End-to-end: 6 feet.

Maximum FAR (Floor Area Ratio):

• Retail trade	0.23 FAR
• Office, business/personal services, recreational, schools, institutional	0.35 FAR
• Industrial, storage, wholesale/distribution, utilities, heavy repair	0.50 FAR