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### **Sec. 4.3.6. Manufactured home, park trailer, and recreational vehicle regulations.**

#### **A. Temporary Use.**

- (1) A manufactured home, park trailer or travel trailer may be used as a temporary residence incidental to construction on or development of property for a residential use on which the manufactured home, park trailer or travel trailer is located only during the time in which construction or development is actively underway with an active building permit, and in no case for more than six months, subject to renewal. Except that a manufactured home is prohibited from use as temporary residence on R-1 zoned property. Such use is subject to the approval of the Growth Services Director
- (2) A single recreational vehicle which has a self-contained disposal system shall be permitted to be occupied in any residential zoning as a non-commercial guest of the resident of the property involved, for a period not to exceed 21 days in any 60-day period by a Temporary Use Permit through the Growth Services Planning and Zoning Division.
- (3) Recreational vehicles which have a self-contained disposal system shall be permitted to be occupied in any agriculture zoning as a non-commercial guest of the owner or resident of the property involved, for a period not to exceed 90 days in any 365-day period. A limit of five travel trailers or recreation vehicles is permitted at one time by a Temporary Use Permit through the Growth Services Planning and Zoning Division, six or more by Special Event Permit with the approval of the Marion County Department of Health and the County Administrator.

- #### **B. Parking of recreational vehicles.** Recreational vehicles and trailers may be permitted to be parked within the front yard provided that the vehicle shall be setback a minimum of 10 feet from the edge of the adjacent public right-of-way, easement, or sidewalk and shall not obstruct or interfere with the maintenance or use of such right-of-way or sidewalk, and shall not obstruct the neighboring property owner's view of oncoming vehicular traffic, pedestrians, or bicyclists.

#### **Use of manufactured homes and recreational vehicles.**

- (1) Manufactured homes, recreational vehicles, park trailers, boats, and vans, shall only be used for their designed and intended purpose as evidenced by the manufacturer's certification.
- (2) It shall be a violation of the County's Land Development Code for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused recreational vehicles, park trailers, or manufactured homes on any property, street, or highway, except;
  - (a) When such property is located upon the premises of a lawfully established and maintained junkyard, vehicle repair business, or other similar facility as allowable by law.
  - (b) For the storage, service or repair of such property, when located within the confines of a completely enclosed permitted structure, not to include open carports.
- (3) Unoccupied recreational vehicles, park trailers, manufactured homes shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.
- (4) A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)