

Recreational Vehicles

Purpose: The Town Board of the Town of Theresa recognizes that zoning regulations are necessary in all Districts for the regulation of recreational vehicles that exist in the Town of Theresa. In this section the term **RV** shall include camping trailers, motor homes, travel trailers, park trailers, fifth wheel trailers, park models, truck campers and pop-up trailers. Of special interest is the potential negative impact on the environment and neighboring property by the placement of RVs whose use is inconsistent with their intended design. This law is intended to provide property owners an alternative to the existing occupancy limitation while providing for standards to maintain neighborhood integrity. The law is not intended to restrict the appropriate storage of unoccupied RVs for which the intended use is off site recreation. RVs may be used only for the purpose for which they were intended i.e. temporary residential occupancy only, not for storage.

- A) RV storage; no more than three (3) may be stored unused and without external modifications or additions on a driveway or similar appropriate site while not in use, on any lot with a primary residence. Appropriate setbacks found in the zoning regulations must be adhered to.
- B) This section provides for a Semi-Permanent Residency Permit as pertaining to RVs only. It allows for RVs while maintaining mobile status, semi-permanent placement when used as a dwelling unit for seasonal or camping occupancy on a lot with a primary residence or parcel of land with no primary residence. A permit is required for determination by the Town Board to maintain health and public safety standards, such as pollution control, and to ensure compliance with existing zoning laws including conditions listed below. Restrictions are required to maintain the integrity of neighborhoods by limiting the negative appearance of non-conforming structures.
 - 1) No RV can be set up for use for more than 5 consecutive days on any lot.
 - 2) No more than 3 RVs may be set up for usage at a time on any lot.
 - 3) Any lot may contain set up RVs 6 times a year with a maximum of 30 days usage total. RVs must be removed overnight from set up location between usage periods.
 - 4) A permit is required for each RV. The permit application shall include but not limited to the following. Application shall include a detailed site plan and an application fee assigned by the Town Board. Narrative on the proposed use, timing of use, transient, etc. The site plan shall be a drawing to approximate scale showing exact location of all structures, both fixed and mobile, including front, rear and side setbacks. Proposed and existing water, septic and electrical connections are to be shown in detail including suitable provision for water, septic and grey water waste shall be described in detail in the permit application. A detailed description and intended use of the area shall be supplied. The RV shall be described in detail, with year, make, model, copy of the current registration and a recent picture.