

PROPOSED ORDINANCE AMENDMENTS RELATED TO RV'S, as Board approved 3/23/23, reviewed by Pete Hankla 4/4/23, and adjusted by clerk:

D. **RE-RECREATIONAL DISTRICT:**

1. **RE-1 Permitted Uses:**

- a. Single family dwelling, lake cabin, or cottage.
- b. Temporary use of an RV in Lake Metigoshe Recreation Service District (LMRSD) for additional sleeping space or guest accommodations for not more than five (5) consecutive days in any one calendar year, provided that adequate provisions for storage and/or disposal of wastewater and/or sewage effluent has been made as per requirements of LMRSD. Use of an RV for more than five (5) consecutive days in any one calendar year shall require a Location and Conditional Use Permit (RV CUP) (*See Conditionally Permitted Uses below.*) <revised 2021>
- c. Temporary use of an RV in other **than Lake Metigoshe** RE-Recreational Districts ~~is limited to fourteen (14) days in any one calendar year~~ **is permitted**, provided that adequate provisions for storage and/or disposal of wastewater and/or sewage effluent has been made.
- d. No more than one RV per land parcel **is** allowed under RE-1 zoning, ~~in keeping with the principle of RE-1 being Single-Family. Instances grandfathered in prior to the adoption of the May 2019 revision to the Roland Township Zoning Ordinance shall be allowed to continue in existence as long as they have a current RV Conditional Use Permit, or until property is transferred by deed or contract for deed. (See also Section II General Provisions C.2).~~
- e. A back lot not developed for residential dwellings may have a Personal Storage Building or Garage provided the building is no larger than 40 feet by 60 feet with no higher than 16 foot sidewalls and no greater than 5-12 pitched roof. The building must meet the setbacks as described in the Ordinance, and must blend with the surroundings in the area, i.e. – neutral colors and no galvanized steel roofs, a steel roof must be of a colored steel. A conceptual drawing showing design and color of the building shall be provided with the permit application. <2015>
- f. **The A landowner may, without the purchase of an RV Conditional Use Permit, place an RV in storage on said landowner's property if said RV is also titled in the name of the landowner and if RV meets applicable setbacks. The RV may not then be used for guest accommodations beyond five days or said RV will not be considered in storage and the landowner shall be required to obtain an RV CUP as provided in RE-1 Conditionally Permitted Uses below. <2023> Moved here to not change previous lettering.**

2. **RE-1 Conditionally Permitted Uses:**

- a. Temporary use of an RV in Lake Metigoshe Recreation Service District (LMRSD) for additional sleeping space or guest accommodations for more than five (5) consecutive days in any one calendar year **is allowed**, provided that adequate provisions for storage and/or disposal of wastewater and/or sewage effluent has been made as per requirements of LMRSD, and shall require the purchase of a Location and Conditional Use Permit (RV CUP) from the township Zoning Administrator. Permit may include an additional fee imposed by LMRSD. <revised 2021>
- b. ~~Temporary use of an RV in other RE-Recreational Districts greater than fourteen (14) days in any one calendar year may require the purchase of an RV CUP. [Reserved for future use.]~~
- c. RV placement must meet the same Setback Requirements as for principal and accessory buildings, per Setback Requirements Item 7.a.b.c. below.
- d. Violations may result in fines assessed to the owner(s) of the parcel on which the RV is parked.
- e. Planned Unit Developments. [*See Section II.Q.*]
- f. On-site private business establishments, i.e., professional/consulting offices, beauty parlors and internet-oriented occupations, providing that there is adequate onsite/off-road parking for patrons.

PROPOSED ORDINANCE AMENDMENTS RELATED TO RV'S, as Board approved 3/23/23, reviewed by Pete Hankla 4/4/23, and adjusted by clerk:

3. RE-2 Permitted Uses: [MAY REQUIRE REZONING OF PROPERTY]
 - a. Single-family dwellings, lake cabins and cottages.
 - b. Multi-family dwellings, lake cabins and cottages.
 - c. Recreational Vehicle (RV) permitted use in RE-2 is the same as for RE-1.
 - d. Golf courses, including miniature golf courses.
 - e. Public campgrounds, parks, and playgrounds.
 - f. Churches, schools, and related facilities - including transient housing facilities.

4. RE-2 Conditionally Permitted Uses:
 - a. Recreational Vehicle (RV) conditionally permitted use in RE-2 is the same as for RE-1.
 - b. Sewage lagoons.
 - c. Commercial campgrounds.
 - d. Seasonal retail establishments (utilized for six months or less per year).
 - e. Condominiums and apartment complexes.
 - f. Planned Unit Developments.
 - g. Bed and Breakfast establishments.
 - h. Wireless communication repeater type antennas/towers not to exceed one hundred feet (100') in height.

5. Area and Density Requirements RE-1 & RE-2:
 - a. Where a public sewer collection system is available, the minimum lot area shall be fifteen thousand square feet (15,000 sf) with a minimum front lot width of seventy-five feet (75').
 - b. Where a public sewer collection system is not available, the minimum lot area shall be one acre (43,560 sf), or meet the requirements of the governing Public Health Agency, whichever is greater.
 - c. The minimum lot area for non-residential uses shall be one acre (43,560 sf).
 - d. The principal and accessory buildings shall occupy not more than thirty percent (30%) of the lot area.

6. Building Height Limits RE-1 & RE-2:
 - a. Residential buildings hereafter constructed and/or structurally altered shall not exceed two and one half (2-1/2) stories or thirty-five feet (35') in height.
 - b. Garages or Personal Storage Buildings on back lots shall not exceed sixteen foot (16') sidewalls with no more than 5-12 pitched roof. RE-1 and RE-2 Setback Requirements apply. <2015>

7. Setback Requirements RE-1 & RE-2:
 - a. The minimum setback requirements from the edge of roads and highway right-of-ways shall be thirty feet (30') for all principal and accessory buildings. *NOTE: Right of way setbacks on county roads is sixty-six feet (66') from the center of the road.*
 - b. The minimum setback requirements from the side lot lines shall be seven and one half feet (7 1/2') and shall be measured from the edge of a structure's overhang.
 - c. The minimum distance, measured from the edge of the structure's overhang, between structures on adjacent properties shall be fifteen feet (15').
 - d. For condominiums and apartment complexes, the minimum setback requirements from side lot lines shall be required to be increased to be equal to or greater than the height of the structure(s).
~~The minimum setback distance from the ordinary high water mark is fifty feet (50'). See Section H.E.1 for water-oriented structure exceptions.~~ REMOVED – added RVs to E. SHORELAND AREAS - SETBACKS - for 50' to shoreline setback.