

D. **RE-RECREATIONAL DISTRICT:** [Ordinance amendments adopted 2/8/2021]

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 waste-water 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.)
- c. Temporary use of an RV in other RE-Recreational Districts is limited to fourteen (14) days in any one calendar year, provided that adequate provisions for storage and/or disposal of waste-water and/or sewage effluent has been made.
- d. No more than one RV per land parcel 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).

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, provided that adequate provisions for storage and/or disposal of waste-water 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.
- 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.
- c. RV placement must meet the same Setback Requirements as for principal and accessory buildings, per Setback Requirements Item 7.a.b.c. next page.
- d. Violations may result in fines assessed to the owner(s) of the parcel on which the RV is parked.

**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. RV permitted use in RE-2 is the same as for RE-1.

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

- a. RV conditionally permitted use in RE-2 is the same as for RE-1.

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.
- 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').