

Zoning Text Amendment

(RA) Residential Agriculture District

80.1.1

Recreational Vehicle (RV) Temporary Stay

1. Recreational Vehicle (RV) Temporary Stay permit is for constructing a new residence or reconstruction of a residence that is no longer habitable or has been substantially damaged.
2. A permit for a Recreational Vehicle (RV) Temporary Stay can be obtained once a building permit has been issued for new construction or for renovation or repair. This does not apply for obtaining permits for double-wide or single-wide mobile homes.
3. At the time a site plan is submitted for a building permit, the location of the Recreational Vehicle (RV) Temporary Stay must be shown on the site plan and meet the set-back requirements. All Recreational Vehicle (RV) Temporary Stay permits for renovations will need a separate temporary saw service (*electrical permit*). (*Temporary saw is already included with all new construction permits*).
4. The Recreational Vehicle (RV) Temporary Stay is valid for a maximum period of eighteen (**18**) months. The cost is five hundred dollars (**\$500.00**) for the permit. A property owner may request a one-time extension of six (**6**) months for delays caused by exceptional reasons beyond the control of the property owner or contractor as to be determined and approved by the Planning & Inspections Director. The cost for the six (**6**) month extension is two hundred and fifty dollars (**\$250.00**).
5. A permit will not be issued without a finalized septic system from Environmental Health with the site plan showing Single-Family Dwelling and Recreational Vehicle (RV) that both were approved for use of septic system.
6. The Septic approval for renovations will be determined by Environmental Health. Septic system should be marked off in a manner to prevent encroachment during the period of construction.
7. The Recreational (RV) Temporary Stay must have an approved potable water supply, well or public water finalized through the Environmental Health Department.
8. No more than one (**1**) Recreational Vehicle (RV) Temporary Stay permit may be issued per individual parcel under these provisions. A pop up or pop out camper will not be allowed.
9. The RV for a recreational Vehicle (RV) Temporary Stay permit will expire thirty (**30**) days after receiving certificate of occupancy for the permanent residential structure; at which time the electrical, water and septic connection must be removed.
10. If the property is located in a special flood hazard area as determined by the official FIRM or DFIRM maps for Stokes County the location of the Recreational Vehicle (RV) Temporary Stay unit must comply with the standards of the Stokes County Flood Damage Prevention Ordinance.
11. Recreational vehicle use is prohibited inside the Stokes County Zoning District with two exceptions:
 1. Recreational Vehicles are permitted to be used in approved campgrounds.

2. Recreational Vehicles are permitted to be used if complying with the Recreational Vehicle Temporary Stay Permit in the Residential Agricultural District only.

12. Recreational Vehicle shall NOT be used for camping, “man caves”, or as a primary or secondary residence within the Stokes County Zoning District.

13. Recreational Vehicle shall NOT have any structure added to the RV such as porches, patios, decks, rooms, roofs, or any other structure is to be added to an RV within the Stokes County Zoning District.

Recreational Vehicle Definitions:

Any Class A, Class B, Class C, Fifth Wheel, Travel Trailer, Pop Up, or any combination of the before mentioned is considered a Recreational Vehicle.