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ORDINANCE 2012 - 03

AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
AMENDING THE LAND DEVELOPMENT CODE ORDINANCE 91-24 AS
AMENDED; AMENDING SECTION 6.04.04 TO ALLOW
RECREATIONAL VEHICLES AS TEMPORARY LIVING QUARTERS
IN RESIDENTIAL DISTRICTS DURING THE CONSTRUCTION OF A
PRINCIPAL RESIDENCE AND ESTABLISHING CRITERIA FOR SUCH
REQUESTS; PROVIDING FOR CODIFICATION; AND PROVIDING
FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA ROSA COUNTY, FLORIDA:

SECTION 1. Article 6 Section 6.04.04 of the Santa Rosa County Ordinance 91-24 as amended to read as follows: (Language added is printed in type which is bold underline type, and language deleted is printed in struck through type.).

ARTICLE SIX – LAND USE, TYPE, DENSITY, INTENSITY ZONING AND
REGULATORY CONTROLS

6.04.00 GENERAL PROVISIONS

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following: All recreational vehicles located in residential districts except for those being stored and not occupied and located on the same lot with the principal structure shall be removed within 60 days of the effective date of this ordinance.

A. The temporary (seasonal) use of recreational vehicles (RVs) located in Agriculture or Agriculture-2 districts is permitted on parcels of at least five (5) acres in size, subject to the following requirements:

1. A. The recreational vehicle must be owned by the property owner or an immediate family member.
2. B. The property owner shall provide for the lawful disposal of all waste.
3. C. Commercial use of recreational vehicles in Agriculture or Agriculture-2 districts is prohibited. RVs or RV space may not be leased.
4. D. The recreational vehicle must adhere to the setback requirements for accessory building and structures found in Section 2.10.05.
5. E. The number of recreational vehicles per parcel shall be limited to one (1) per five (5) acres.

B. The temporary (seasonal) use of recreational vehicles located in the Agriculture or Agriculture-2 districts is permitted as a special exception on parcels less than five (5) acres in size, subject to the requirements found in Section 2.04.00.C.9.

C. Conditional Use may be granted for recreational vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:

1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.
2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).
3. A permit is required for the temporary use of the recreational vehicle.


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4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.
5. An active building permit must be in place and construction must be actively underway.
6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property.
7. All waste must be disposed of in a lawful manner.
8. All electrical or utility connections to the recreational vehicle must be properly permitted.
9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.
10. The use of the recreational vehicle as a living quarter may in no case exceed 12 months and must cease within fourteen (14) days of the issuance of the first certificate of occupancy.

SECTION 3. CODIFICATION. The provisions of this ordinance shall become and be made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon filing of a certified copy of this Ordinance with the Department of State within ten (10) days after enactment.

PASSED AND ADOPTED by a vote of 4 yeas and 0 nays and 1 absent of the Board of County Commissioners of Santa Rosa County, Florida, on the 23rd day of February, 2012.

ATTEST:

Mary M. Johnson
Clerk of Court

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: Jim Williamson
Chairman

I, Mary Johnson, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and a copy deposited in the Postal Department of the United States of America for delivery by registered mail to the Secretary of the State of Florida, on this 13th day of March, 2012.

Mary M. Johnson
Clerk of Court

