

**PASCO COUNTY APPLICATION FOR
TEMPORARY RV PARKING**

DATE: _____

CONTROL # _____
(Pasco County use)

APPLICANT: _____

PHONE # _____

PROPERTY OWNER: _____

PHONE # _____

LOCATION: _____

PARCEL I.D. # _____

DATES REQUIRED:

START DATE: _____ END DATE: _____

REASON: _____

REQUIREMENTS:

1. Application form completely filled out.
2. Notarized letter of authorization from property owner, if different than applicant.
3. Site plan showing property boundaries, primary residence, and RV location in accordance with Article 530.5 of the Pasco County Land Development Code.
4. Application fee of \$30.00.

I acknowledge that I have read and understand the conditions of this application, and will comply with same.

Signature: _____

Date: _____

530.5. Parking or Storing of Recreational Vehicles

- A. Recreational vehicles (RVs) may be parked or stored anywhere on residentially zoned property that is one (1) acre or more in size, provided they are not parked or stored within a twenty-five (25) foot setback from the front property line, and provided they are parked or stored at least five (5) feet from a side or rear property line. Vehicles parked in an E-R Estate-Residential Zoning District are subject to the regulations in Subsection B., below, regardless of the size of the property.
- B. On residentially zoned property less than one (1) acre in size, or on E-R Estate-Residential zoned property of any size, RVs are subject to the following regulations:
 1. RVs may be parked or stored in the side yard or rear yard provided that:
 - a. No more than one (1) side yard on any property is used for such purpose.
 - b. No part of the RV may be parked or stored in front of the principal building line of the primary residential structure or between any structure, accessory structure, or part of such structure, and the front yard. This section is intended to restrict such parking in front yards and front driveways as commonly construed.
 - c. RVs may not be parked in any location less than five (5) feet from any rear or side property line.
 - d. RVs shall be screened from view from all abutting property by an opaque six (6) foot fence or by vegetation which is at least seventy-five (75) percent opaque and at least six (6) feet high.
 - e. For double frontage or "corner" residential properties, no RVs shall be parked or stored on the side of a home bordered by a roadway.
 - f. For residential properties that have a garage or carport that protrudes past the principal building line of the residence where the front door is located (an "L-shaped" or "U-shaped" structure), the "principal building line of the primary residential structure" is that building line parallel to the front door and not to the front protruding edge of the garage or carport. Under no circumstances shall RVs be parked or stored in a location where the distance from the front door to the front property line is greater than the distance from the front protruding portion of the RV to the front property line. Any person may seek a written determination from the County Administrator or designee identifying the "front door" and/or "principal building line of the primary residential structure" for residential property owned or leased by that person.
- C. The following provisions apply to all RVs parked or stored on residentially zoned parcels:
 1. RVs may not be parked or stored on any residentially zoned property where there is no primary residential structure.

2. RVs may be temporarily parked in the driveway on a residentially zoned lot for loading, unloading, and cleanup during the times a person is in fact physically engaged in the act of loading, unloading, or cleaning the vehicle. Campers and motor homes of all types may be temporarily parked in the driveway for trip preparation, loading, unloading, and cleanup for up to seventy-two (72) hours in any seven (7) day period, up to four (4) times per calendar year.
3. RVs may not be repaired on residentially zoned property unless parked in accordance with this section and unless owned by the owner-occupant or occupant-lessee of the property. No more than one (1) RV on the property may be in need of repair or under repair. This is intended to limit large-scale or continuous repair or restoration of RVs on residentially zoned property, whether for commercial or noncommercial purposes.
4. RVs shall not be connected to water, sewer, or electric lines, except that properly parked or stored RVs may be connected to battery chargers. It shall be unlawful, at any time, to use RVs parked or stored on residentially zoned property for residential purposes, except that (1) park trailers may be occupied temporarily for residential purposes within properly zoned campgrounds, RV parks, and RV subdivisions; and (2) houseguests may temporarily occupy an RV in accordance with Section 530.1.C.8 below. Otherwise, the use of RVs for activities, such as sleeping, housekeeping, living quarters, bathing, dressing, watching television, working, reading, writing, working on hobbies, or other similar activities is considered use of the RV for "residential purposes," and is prohibited, even if such activities are confined to the daytime hours and the RV is not occupied overnight. Utility, water, electric, sewage, generator, or cable connections to an RV create a presumption that the RV is being used for residential purposes. This presumption may be rebutted only with clear and convincing evidence.
5. No RV parked or stored on a residentially zoned property shall be used for commercial purposes.
6. No RV shall be parked or stored on the right-of-way. No portion of an RV shall extend over, or interfere with, the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.
7. An unlimited number of RVs may be parked or stored within a completely enclosed, permanent structure on any lot in a residentially zoned district, provided the enclosed permanent structure meets all applicable construction codes and a valid Building Permit exists for the structure.
8. Parking or storage of RVs on any residentially zoned lot shall be limited to RVs owned or leased by the occupant-owner or occupant-lessee of the lot.
 - a. A vehicle owned or leased by a person who is not a resident of Pasco County and who is a houseguest of the occupant-owner or occupant-lessee of the lot may be parked or stored on the lot for a period not to exceed ten (10) days, four (4) times per calendar year, provided that it is parked in accordance with the other regulations in this section.
 - (1) Guest RV parking shall be in accordance with all other provisions of this section, including set backs, except that it may be temporarily used for residential purposes.

- (2) A Guest RV Parking Permit must be obtained prior to parking the vehicle on the property and must be prominently displayed.
 - (3) At least thirty (30) days must lapse before guest parking will be permitted on the same property.
- b. RVs may be parked in areas zoned for multiple-family residential use, provided that such areas are approved for such use by the owner of the property and included in the approved site plan for such property.
9. Applicability. This section does not apply to trailers that are used or designed for commercial purposes, which bear commercial markings or advertisements, or which contain "commercial equipment" as defined by this Code. Such trailers must be parked or stored in accordance with the regulations in Section 530.19 concerning the parking or storage of commercial vehicles on residential property.

CHAPTER 500. ZONING STANDARDS

SECTION 530. SUPPLEMENTAL REGULATIONS

The provisions of this chapter shall be subject to such exceptions, additions, or modifications as provided by the following supplemental regulations.

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