

# Section 750: Recreational Vehicles

## A. Purpose & Intent

The Town Board of the Town of Lyme recognizes that regulations are necessary in all zoning districts for the regulation of the storage, occupancy, and maintenance of recreational vehicles, particularly camping trailers, fifth wheel trailers, motor homes, park trailers, travel trailers, truck campers, park models, and pop-up trailers. It is the intent of this section to provide a standard by which neighborhood integrity is preserved while making possible the use and ownership of recreational vehicles.

## B. Definitions

**Primary Residence:** A dwelling unit in which is conducted the main, dominant or principal use of the lot on which such structure is located.

**Recreational Vehicle:** A vehicular camping unit primarily designed as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles include, but are not limited to, camping trailers, fifth wheel trailers, motor homes, park trailers, travel trailers, truck campers, park models, and pop-up trailers.

## C. Applicability

This section applies to recreational vehicles within the Town of Lyme. Recreational vehicle parks and recreational vehicles located on such a defined parcel of land (Section 765) are excluded from the regulations of this section.

## D. Use Schedule

USE	ZONING DISTRICT		
	AR	WF	Applicable Subsection(s)
Recreational Vehicle(s) On Lot Containing a Primary Residence	Permitted	Permitted	750-E, 750-F, 750-H
Recreational Vehicle(s) On Lot Not Containing a Primary Residence and Located Thereon for Ten (10) Consecutive Days or Less	Permitted	Permitted	750-E, 750-G, 750-H
Recreational Vehicle(s) On Lot Not Containing a Primary Residence and Located Thereon in Excess of Ten (10) Consecutive Days	Annual Permit	Annual Permit	750-E, 750-G, 750-H

## E. General Requirements

The following regulations shall apply to all recreational vehicles in the Town of Lyme, except for recreational vehicle parks.

1. Any registrations and/or inspection(s) required of the recreational vehicle must be current.
2. Recreational vehicles shall be maintained in road-worthy status. If a recreational vehicle is not moved off the property within a time frame of one year, it shall be considered presumptive evidence that the vehicle is inoperable. An annual permit for a recreational vehicle (as described in Subsection 750-G.1) will be subject to revocation if such recreational vehicle is deemed inoperable.
3. Lots of less than half of an acre may have no more than one (1) recreational vehicle located thereon in excess of ten (10) consecutive days. Lots of half of an acre or more may have no more than two (2) recreational vehicles located thereon in excess of ten (10) consecutive days.

4. All regulations of the zoning district within which the recreational vehicle is located shall apply, including those related to setbacks, water/sewer/septic systems, and accessory structures.
5. A building permit is required for the installation of any semi- or fully-permanent structure attached to a recreational vehicle.
6. Recreational vehicles shall not be used as a storage unit.
7. Recreational vehicles shall not be used as a permanent accessory dwelling unit.
8. Recreational vehicles shall not be used for commercial purposes, including on-site short-term rentals. This does not apply to the rental of recreational vehicles for off-site use.
9. Effluent produced by use of a recreational vehicle shall be handled and disposed of in accordance with applicable NYS and federal laws.
10. Subdivision of land for purposes of implementation of this section shall not be permitted.

## **F. Recreational Vehicles on Lots Containing a Primary Residence**

The following regulations shall apply to recreational vehicles located on lots containing a primary residence.

### **1. General Requirements**

- a. The recreational vehicle(s) shall be owned by the property owner of record, authorized tenant, or other individual to whom permission has been granted to situate a recreational vehicle on the lot upon which it is located.
- b. The property owner of record or authorized tenant of the lot upon which the recreational vehicle is located is at all times responsible for the proper use and sustained maintenance and operability of the recreational vehicle.
- c. Recreational vehicles may not be used as a permanent dwelling unit or as a storage unit.

## **G. Recreational Vehicles on Lots Not Containing a Primary Residence**

The following regulations shall apply to recreational vehicles located on lots not containing a primary residence.

### **1. General Requirements**

- a. The recreational vehicle(s) shall be owned by the property owner of record, authorized tenant, or other individual to whom permission has been granted to situate a recreational vehicle on the lot upon which it is located.
- b. The property owner of record or authorized tenant of the lot upon which the recreational vehicle is located is at all times responsible for the proper use and sustained maintenance and operability of the recreational vehicle.
- c. Recreational vehicles may not be used as a permanent dwelling unit or as a storage unit.

### **2. Annual Permit**

- a. An annual permit is required for recreational vehicles located on lots not containing a primary residence and located thereon in excess of ten (10) consecutive days.
- b. Annual permits are valid for one year.
- c. Annual renewal of the annual permit is required. Any addition of structures accessory to the recreational vehicle in future years (deck, shed, etc.) must be submitted with the annual permit renewal.
- d. The annual permit is non-transferable and may not be altered or amended.
- e. A violation of any condition herein, or those established by the approved permit, is cause for immediate permit revocation.
- f. The Zoning Enforcement Officer is responsible for reviewing and approving or denying annual permit applications.

### **3. Application Procedures**

- a. An annual permit application shall be made to the Zoning Enforcement Officer by the property owner of record (unless written permission is submitted naming another authorized party), along with an application fee assigned by the Town Board per Section 925.
- b. The annual permit application shall include:
  - i. A site plan drawn to scale showing exact location of all structures, both fixed and mobile; front, rear, and side setbacks to property lines; existing and proposed water and electrical connections; and facilities for disposal of gray water and sewage.
  - ii. A description of the waste removal method and how suitable provision for water, septic, and gray water will be achieved.
  - iii. A recent picture of the license plate with current expiration sticker, a photo of the recreational vehicle, and a description of the make, model, year, class, and any other identifying information.

- iv. A copy of the most recent recreational vehicle registration or title demonstrating ownership and year of manufacture.

#### 4. Review Criteria

- a. In addition to meeting the general requirements of Section 750(E), issuance of an annual permit is contingent upon a determination of no deleterious impact or undesirable change adversely affecting the environmental, physical, character, health, safety or welfare of the community.

## **H. Enforcement**

Compliance with the regulations of this Section shall be enforced as per Section 930: Violations and Penalties.