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AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, BY AMENDING SECTION 7.19 (TRAVEL TRAILER-RECREATIONAL VEHICLE PARK CAMPGROUND DISTRICT) BY AMENDING SUBSECTION 7.19(b)(2)(c) TO ALLOW UTILITY SHEDS AND SCREEN PORCHES AS ACCESSORY STRUCTURES; BY AMENDING SECTION 7.19(c) (1) TO INCREASE THE MINIMUM PARK SIZE; AMENDING 7.19 (c) (2) TO INCREASE THE LOT SIZE FOR TTRV LOTS; AMENDING SECTION 7.19 (c) (3) TO PROVIDE FOR A MAXIMUM DENSITY; AMENDING SECTION 7.19 (c) (4) TO INCREASE THE LOT WIDTH FOR TTRV LOTS AND CAMPSITES; AMENDING SECTION 7.19 (c) (10) SETTING FORTH REQUIRED FACILITIES FOR CAMPSITES AND TTRVC LOTS; AMENDING SECTION 7.19 (g) TO PROVIDE FOR PERMANENT LOCATION OF TTRVC UNITS; RENUMBERING AMENDED PROVISIONS AS APPROPRIATE; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE:

Section 7.19 of Ordinance 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended to read as follows:

7.19 TTRVC-Travel Trailer-Recreational Vehicle Park Campground District:

a. District Purpose: The provisions of this district are intended to apply to trailer lots for travel trailers and recreational vehicles not exceeding eight (8) feet in width and not exceeding thirty-eight (38) feet in length. Such trailer lots are intended to accommodate travel trailers, pick-up coaches, motor homes and other vehicular accommodations which are suitable for temporary habitation, used for travel, vacation, and recreational purposes. Campsites are intended to accommodate temporary residency while camping, vacationing or recreating.

b. Uses and Structures: No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

- 1) Permitted Principal Uses and Structures:
 - (a) Travel trailers, pick-up coaches, motor homes and other recreational vehicles: One (1) per lot.
 - (b) Campsites: One (1) per site.
- 2) Accessory Uses and Structures:
 - (a) One (1) single-family dwelling in conjunction with the operation of the TTRVC park.
 - (b) Accessory uses and structures customarily associated with travel trailer recreational vehicle parks, including ~~patio~~ recreation facilities, administration buildings, service buildings, and utilities.
 - (c) Accessory uses and structures customarily associated with travel trailer recreational vehicle lots, including:
 - (i) Utility sheds made of aluminum and no larger than forty-eight (48) square feet and subject to receipt of a building permit.

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WORDS UNDERLINED ARE ADDITIONS; WORDS STRUCK-THROUGH ARE DELETIONS.

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(11) Aluminum screen porches with an aluminum roof which is an integral part of the TTRV unit and which must be removed when the TTRV unit leaves.

~~(c)~~(d) Upon completion of all required improvements of the TTRVC park, convenience establishments of a commercial nature including stores, laundry and dry cleaning agencies, beauty shops and barber shops may be permitted in TTRVC parks subject to the following restrictions: Such establishments and the parking area primarily related to their operations shall not occupy more than five (5%) percent of the park; shall be subordinate to the use and character of the park; shall be located, designed, and intended to serve the exclusive trade of the service needs of the persons residing in the park; and shall present no visible evidence of their commercial character from any portion of any public street or way outside the park.

3) Permitted Provisional Uses and Structures:

- (a) Civic and cultural facilities.
- (b) Churches and other places of worship.

4) Prohibited Uses and Structures: Any use or structure not specifically, provisionally or by reasonable implication permitted herein, or permissible by special exception provisional use.

c. Development Standards:

1) Minimum Park Size: Ten(10)Twenty(20) acres.

2) Minimum Lot Area:
(a) ~~4,200~~ 1,800 square feet for TTRV lots.
(b) 3,600 square feet for campsites.

3) Maximum Density: 18 units/acre

~~3)~~ 4) Minimum Lot Width: Twenty(20) Thirty (30) feet for TTRV lots; Forty(40) feet for campsites.

~~4)~~ 5) Minimum Yards-- Both Principal and Accessory Structures:
(a) Front Yard - Ten (10) feet.
(b) Side Yard - Five (5) feet.
(c) Rear Yard - Eight (8) feet.
(d) From exterior boundary of park or from any required buffer area - ten (10) feet.
(e) From public street - Twenty-five (25) feet.
(f) From building or structures - Ten (10) feet.

~~5)~~ 6) Maximum Height of Structures: Thirty (30) feet.

~~6)~~ 7) Required Recreation Area: The following amount of land or water shall be set aside and developed for recreational purposes within the TTRVC park site:

- (a) Two hundred (200) square feet for each lot or campsite for the first one hundred (100) lots or campsites.
- (b) One hundred fifty (150) square feet for each lot or campsite in excess of one hundred (100) lots or campsites.
- (c) One-half (1/2) of the water surface within the park may be credited toward the required recreation area, except that at least fifty (50%) percent of the required recreation area shall be land area.

~~7)~~ 8) Plan Approval Requirements: Layout plans for a TTRVC park shall be submitted to the Zoning Director and construction shall be in accordance with approved plans and specifications.

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WORDS UNDERLINED ARE ADDITIONS; WORDS STRUCK-THROUGH ARE DELETIONS.

9) Required Internal Park Street System: All lots within a TTRVC park shall have direct access from an internal street. All internal streets within the district shall provide safe and convenient access to a public street. The right-of-way widths, paving widths, and other construction standards, including gradient and alignment of all internal streets and drainage shall be reviewed and approved by the County Engineer.

10) Required Facilities for Campsites and TTRV Lots:

- (a) Sanitary facilities, including flush toilets and showers within ~~four hundred (400)~~ three hundred (300) feet walking distance from every campsite and TTRV-lot as approved by the Collier County Health Department. Lighting shall be provided in sanitary facilities at all times.
- (b) Potable water supply as approved by the Collier County Health Department.
- (c) ~~At least one (1) garbage or trash receptacle for every two (2) campsites or TTRV-lot.~~ A trash container such as a dumpster shall be located in areas easily accessible and not obstructed by campsites, TTRVC lots or parking areas.
- (d) Administration building and safety building open at all times wherein a portable fire extinguisher in operable condition and first aid equipment is available, and a telephone is available for public use.
- (e) One (1) parking space per campsite or TTRV lot.
- (f) One (1) picnic table per campsite, ~~or TTRV-lot.~~
- (g) One (1) fireplace or cooking area per campsite, ~~or TTRV-lot.~~

11) Design Standards for Campsites:

- (a) Campsites shall be set back a minimum of 660 feet from any county, state or federal highway right-of-way.
- (b) Each campsite shall have a minimum setback of ten (10) feet from the exterior boundary lines of the campground area or from any required buffer area.
- (c) Each campsite shall be directly accessible by an interior road.
- (d) Each separate campsite shall contain a minimum of 3,600 square feet.
- (e) Each campsite shall contain a level area containing at least 600 square feet for erecting camping equipment.

e. Minimum Off-Street Parking: As required in Section 8 of this ordinance.

f. Required Buffers: Visual screens are required in the following areas:

- 1) Parking area adjacent to the entrance and exitway areas may be required under Section 8 of this Ordinance.
- 2) TTRVC parks fronting on a highway shall provide and maintain a clear area not less than twenty (20) feet in width alongside and parallel to the highway to facilitate safe and rapid entrance

and exit from the highway by arriving and departing vehicles. There shall be an additional landscaped area of five (5) feet inside the entire length of the clear area.

- 3) TTRVC parks abutting highways or land zoned other than for such parks shall be effectively screened from such highways or land by a buffer strip at least five (5) feet wide, in which ornamental screening composed of structural or plant material shall be placed. Such screen shall be attractively maintained at all times.

- g. Permanent Location of TTRV Vehicles: TTRV vehicles may be permanently located on a lot; however, no permanent residency is allowed.

- h. Compliance: All TTRVC parks which commenced construction after the effective date of this Ordinance shall comply with all requirements of this Ordinance except as further provided herein. No TTRVC park that exists on the effective date of this Ordinance shall be altered so as to provide a lesser degree of conformity with the provisions of this Section than existed on the effective date of this Ordinance. Land already zoned TTRVC which does not meet the acreage requirements may be developed; however, the development shall conform with all other regulations of this Ordinance.

SECTION TWO:

This Ordinance shall become effective upon notice that it has been received by the Office of the Secretary of State.

DATE: September 11, 1984

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

ATTEST:
WILLIAM J. REAGAN, CLERK

BY: David C. Brown
DAVID C. BROWN, CHAIRMAN

Wj Reagan
William J. Reagan

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Kenneth B. Cuyler
ASST. COUNTY ATTORNEY

This ordinance filed with the
Secretary of State's Office the
19th day of Sept. 1984
and acknowledgement of that
filing received this 24th day
of Sept. 1984
By James Chesnut
Deputy Clerk

TTRVC AMENDMENT

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WORDS UNDERLINED ARE ADDITIONS; WORDS STRUCK-THROUGH ARE DELETIONS.

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, WILLIAM J. REAGAN, Clerk of Courts in and for the
Twentieth Judicial Circuit, Collier County, Florida, do
hereby certify that the foregoing is a true original of:

ORDINANCE NO. 84-60

which was adopted by the Board of County Commissioners during
Regular Session the 11h day of September, 1984.

WITNESS my hand and the official seal of the Board of
County Commissioners of Collier County, Florida, this 12th
day of September 1984.

WILLIAM J. REAGAN
Clerk of Courts and Clerk
Ex-Officio to Board of
County Commissioners

By

Virginia Magri
Virginia Magri
Deputy Clerk