

RECEIVED

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AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SECTION 20, DEFINITIONS FOR THE PURPOSE OF AMENDING THE DEFINITION OF TRAVEL TRAILER AND ADDING OTHER DEFINITIONS AS A RESULT OF MODIFICATIONS TO SECTION 7.19, TRAVEL TRAILER - RECREATIONAL VEHICLE PARK CAMPGROUND DISTRICT AND BY AMENDING SECTION 7.19, TRAVEL TRAILER - RECREATIONAL VEHICLE PARK CAMPGROUND DISTRICT PROVISIONS TO ESTABLISH MAXIMUM FLOOR AREAS; ELEVATED SCREENED-IN PORCHES; LOT AREAS AND FRONTAGE, AND SETBACK REQUIREMENTS; REQUIRED SUPPORTING FACILITIES; CLARIFYING THE LENGTH OF OCCUPANCY TO INCLUDE PARK MODELS; COMPLIANCE AND ENFORCEMENT PROVISIONS; PROVIDING FOR CONNECTION TO PUBLIC OR PRIVATE FACILITIES; FLOOD PLAIN ELEVATIONS AND TO REGULATE OTHER ASPECTS OF THE DEVELOPMENT OF TRAVEL TRAILER - RECREATIONAL VEHICLE PARK CAMPGROUNDS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that

SECTION ONE:

Section 20, Definitions of Ordinance 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended by revising the definition for "Trailer, Travel" and by adding the following definitions in their appropriate alphabetical order to read as follows:

Trailer, Travel: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation purposes, which: (1) is identified by the manufacturer as a travel trailer; ~~(2) is not more than eight (8) feet in body width, and (3) is of any weight provided its body length does not exceed thirty-eight (38) feet;~~ and (2) does not exceed 480 square feet in gross floor area.

Campsite Lot: Shall mean an area of land where recreation vehicles supported by a fixed motor vehicle wheel base and includes but is not limited to travel trailers, camping trailer, truck camper, motor home, van conversions each of which shall not exceed two hundred and forty (240) square feet may be parked for periods of time as herein regulated.

Camping Trailer: Is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

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Park Model Travel Trailer: A transportable unit which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 480 square feet.

Truck Camper: Is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

Motor Home: Is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, of Florida Statutes, is built on a self-propelled motor vehicle chassis, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Van Conversion: Is a vehicular unit which does not exceed the length and width limitations provided in s.316.515, of Florida Statutes, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

Travel Trailer/Park Model Lots: Shall mean an area of land where travel trailers; park models and other recreational vehicles with or without a fixed motor vehicle wheel base may be located and which recreation vehicle may exceed an area of two hundred and forty (240) square feet.

Space(s): As used means an area of land designed as herein required to accommodate a travel trailer/park model or other recreation vehicle. A space is synonymous with the word lot.

SECTION TWO:

Section 7, TTRVC - Travel Trailer - Recreational Vehicle
Park Campground District, Subsection 7.19a. District Purpose,
of Ordinance No. 82-2, the Zoning Ordinance of Collier
County, Florida is hereby amended to read as follows:

- a. District Purpose: The provisions of this district are intended to apply to lots for travel trailers, park model travel trailers and recreational vehicles not exceeding eight-(8)-feet in-width-and-not-exceeding-thirty-eight (38)-feet-in-length 480 square feet in gross floor area. Such trailer lots are intended to accommodate travel trailers, park model travel trailers, pick-up coaches, motor homes, and other vehicular accommodations which are

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suitable for temporary habitation, used for travel, vacation, and recreational purposes. Campsites are intended to accommodate temporary residency while camping, vacationing or recreating. TTRVC vehicles may be permanently located on a lot; however no person or persons may occupy said vehicles as permanent places of residence.

SECTION THREE:

Section 7, TTRVC - Travel Trailer - Recreational Vehicle Park Campground District, Subsection 7.19b.1), Permitted Principal Uses and Structures, of Ordinance No. 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended to read as follows:

- 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, park model travel trailers, pick-up coaches motor homes and other recreational vehicles: as herein defined. ~~One-(1)-per lot.~~
 - (b) ~~Campsites:-One-(1)-per-site~~

SECTION FOUR:

Section 7, TTRVC - Travel Trailer - Recreational Vehicle Park Campground District, Subsection 7.19b.2), Accessory Uses and Structures, of Ordinance No. 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended to read as follows:

- 2) Accessory Uses and Structures:
 - (a) One (1) single-family site built dwelling in conjunction with the operation of the TTRVC park.
 - (b) Accessory uses and structures customarily associated with travel trailer recreational vehicle parks, including recreation facilities, (both indoor and outdoor.) administration buildings, service buildings including bathrooms, laundries and similar services for

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residents of the park, 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.~~

(i) Enclosed utility/storage area of the same siding material and architectural style as that of the associated recreational vehicles, not to exceed an area of sixty (60) square feet. Any utility/storage area shall be located adjacent to its associated recreation vehicle and made a continuous part of a screened-in porch where such a porch is attached to the vehicle as herein provided.

~~(ii) Aluminum-with-screen and/or-vinyl-enclosed porches-with-an-aluminum roof-which-is-an integral-part-of-the PFRV-unit-and-which must-be-removed-when-the PFRV-unit-is-removed.~~

(ii) A screened-in porch elevated or at ground level with a solid roof structure, architecturally compatible with its associated recreation vehicle, not to exceed an area equal to the area of the recreational vehicle to which it is attached. Said screened-in porch shall provide for any site utility/storage space requirements as herein provided and shall not contain any other interior walls. All such screened enclosures must be permitted and constructed according to code. No heating, air conditioning or heater systems or parts of systems including ducts or grilles may be constructed or contained in such screened-in

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porch. Exterior walls may be enclosed with vinyl windows, except that the storage area may be enclosed with the same material as the principal unit.

- (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 including signage from any portion of any public street or way outside the park.

SECTION FIVE:

Section 7, TTRVC - Travel Trailer - Recreational Vehicle Park Campground District, Subsection 7.19b.3), Permitted Provisional Uses and Structures, of Ordinance No. 82-2, is hereby amended to read as follows:

- 3) Permitted Provisional Uses and Structures:
- (a) Civic and cultural facilities.
 - (b) Churches and other places of worship.
 - (c) Camping Cabins subject to ~~7.19c.12) of this district~~ the following standards:
 - i) One Camping Cabin per approved TTRVC Lot.
 - ii) The maximum number of Camping Cabin Lots in any one TTRVC Park shall be 10% of the total number of approved TTRVC Lots, not to exceed a total number of twenty

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(20) Camping Cabin Lots.

- iii) Maximum floor area of 220 square feet.
- iv) No internal water or cooking facilities.
- v) Camping Cabin may not be designed as a permanent structure on the lot, however, tie-downs or other safety devices may be used in order to provide security against high winds.
- vi) Camping Cabin must be constructed of natural wood materials such as logs, redwood, cedar, or cypress in order that it may blend harmoniously into the natural landscape character normally found in an TTRVC or camp ground setting.
- vii) The general development standards required for the TTRVC park shall be applicable to the Camping Cabins Lots.
- viii) All materials and construction must be in accordance with the Collier County Building Code and the requirements of the Standard Building Code (SBC).
- ix) At least one room of the camping cabin must have a minimum of 150 sq. ft. of floor area.
- x) If camping cabins are to be located in a flood hazard zone as delineated on the most recent Flood Insurance Rate Maps, all requirements of Collier County's Flood Damage Prevention Ordinance must be met.
- xi) A party shall be allowed a maximum length of stay of two weeks in a camping cabin.

SECTION SIX:

Section 7, TTRVC - Travel Trailer - Recreational Vehicle
Park Campground District, Subsection 7.19b.4), Prohibited

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Uses and Structures, Subsection 7.19c 2), 3), 4), 5), 7), 8), 9), 10), 11), 12), f, g and h, Development Standards of Ordinance No. 82-2, is hereby amended as follows:

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

c. Development Standards:

- 1) Minimum Park Size: Twenty (20) acres.
- 2) Minimum Lot Area:
 - (a) ~~17,800~~ 2,800 square feet for travel trailer/park model TTRV lots.
 - (b) ~~37,600~~ 1,800 square feet for campsites lots.
 - (c) Travel trailer/park model lots and campsite lot areas prior to the effective date of this ordinance amendment may be used pursuant to this ordinance prior to its amendment for travel trailer/park model lot sizes when located in prior approved TTRVC districts, where a master plan of development was approved as part of the re-zoning action. Said ordinance modifications and their regulatory effect shall apply to new TTRVC recreation vehicle sites approved after the date of this amendment.
- 3) Maximum Density: ~~is~~ 12 units per acre.
- 4) Minimum Lot Width: ~~Thirty (30)~~ Forty (40) feet for TTRVC Travel trailer/park model lots; ~~Forty (40)~~ Thirty (30) feet for campsites lots.
- 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 twenty-five (25) feet or and from any required buffer area - ten (10) feet.
 - (e) From public street - twenty-five (25) feet.
 - (f) From buildings or structures - ten (10) feet.
- 6) Maximum Height of Structures:
Thirty (30) feet.

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- 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 travel trailer/park model lot or campsite for the first one hundred (100) ~~lots~~ or-campsites, spaces.
 - (b) One hundred fifty (150) square feet for each designed space ~~lot-or-campsite~~ in excess of one hundred (100) ~~lots-or-campsites,~~ spaces.
 - (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.
- 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 and further subject to the provisions of Section 10.5.
- 9) Required Internal Park Street System: All lots/spaces 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, subject to the standards for development of supporting infrastructure as provided in the Subdivision Regulations Ordinance 76-6. For the purpose of this subsection, internal streets shall refer to streets, including necessary right-of-way or easement, located within the confines of the project legal description and providing no access to other land parcels.
- 10) Required Facilities for Campsites and Lots other TTRVC Lots:
- (a) Sanitary facilities, including flush toilets, and showers within three hundred (300) feet walking distance from every campsite lot and as approved by the Collier County Health Department, or in the event of a private

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on-site system connection to a County system subject to County Ordinances. Lighting shall be provided in sanitary facilities at all times. and the facilities shall be accessible to park residents at all times.

- (b) Potable water supply as approved by the Collier County Health Department. and/or the Director of Development Services pursuant to Ordinance No. 76.6.
- (c) A trash container such as a dumpster shall be located in areas easily accessible and not obstructed by campsites, lots or other TTRVC lots or parking areas.
- (d) ~~Administration-building-and safety-building~~ An enclosed space shall be 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 parking space per campsite lot or other TTRVC lot.

~~(f) -- One picnic-table-per campsite;~~

~~(g) -- One fireplace-or-cooking-area per-campsite;~~

ii) Design-Standard-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 1,800-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.

Words-struck-through are deleted; words underlined are added.

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~~

1)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. The landscape plan for this area will be determined at time of submission of a site development plan pursuant to Section 10.5. The entire clear area and landscape area may be combined to achieve a visual screen between the public road and the TTRVC park.

2)3) TTRVC parks abutting highways-or lands zoned other than for such parks shall be effectively screened from such highways-or land by a buffer strip at least ~~fifteen (15)~~ 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- and constructed in accordance with the landscape provisions of the Zoning Ordinance, 82-2 as amended.

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

h. Compliance: Where travel trailer/park model lots are being sold to individuals the developer/owner of the lots shall include in the title transfer document a covenant attesting to the fact that the lot cannot be used as a place of permanent occupancy. 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.

Every proprietor, manager, homeowner association, or condominium association, of a TTRV park shall maintain a register of tenants or occupants noting the duration of the rental arrangement or length of occupancy for owner/occupied sites with

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respect to one or more travel trailers or park models. Said register shall be made available upon demand to the County Manager or his designee. In the event of owner/occupied lots within the TTRVC district, said owner is responsible for registering his or her arrival and departure from their recreation residence with the manager of the TTRVC park. Failure to register will hold the owner responsible for penalties as herein provided.

Failure of park owner/manager to provide said register, duly describing the persons who have occupied a travel trailer or park model trailer, and the duration of their occupancy shall be guilty of a misdemeanor and subject to the penalties provided by this Ordinance. Any proprietor or manager who maintains a falsified register to allow persons to occupy a travel trailer or park model trailer within the TTRVC facility under their supervision and control for a period of time in excess of seven (7) months shall be similarly guilty of a misdemeanor and subject to penalties as provided in the Zoning Ordinance No. 82-2 as amended.

12) Camping-Cabin-Standards:

- (a) One-Camping-Cabin-per-approved TTRVC-lot.
- (b) The-maximum-number-of-Camping Cabin-lots-in-any-one-TTRVC-Park shall-be-10%-of-the-total-number of-approved-TTRVC-lots,-not-exceed a-total-number-of-twenty-(20) Camping-Cabin-lots.
- (c) Maximum-floor-area-of-220-square feet.
- (d) No-internal-water-or-cooking facilities.
- (e) Camping-Cabin-may-not-be-designed as-a-permanent-structure-on-the lot,-however,-tie-downs-or-other safety-devices-may-be-used-in order-to-provide-security-against high-winds.
- (f) Camping-Cabin-must-be-constructed of-natural-wood-materials-such-as logs,-redwood,-cedar,-or-cypress in-order-that-it-may-blend harmoniously-into-the-natural landscape-character-normally-found in-an-TTRVC-or-camp-ground setting.
- (g) The-general-development-standards required-for-the-TTRVC-park-shall be-applicable-to-the-Camping Cabins-lots.
- (h) All-materials-and-construction must-be-in-accordance-with-the Collier-County-Building-Code-and the-requirements-of-the-Standard Building-Code-(SBE).

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- {i} ~~At least one room of the camping cabin must have a minimum of 150 sq. ft. of floor area.~~
- {j} ~~If camping cabins are to be located in a flood hazard zone as delineated on the most recent Flood Insurance Rate Maps, all requirements of Collier County's Flood Damage Prevention Ordinance must be met.~~
- {k} ~~A party shall be allowed a maximum length of stay of two weeks in a camping cabin.~~

SECTION SEVEN:

Section 7, Subsection 7.19 TTRVC - Travel Trailer - Recreational Vehicle Park campground District of Ordinance No. 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended by adding new subsections 7.19i. entitled Flood Plain Elevations, and 7.19j. entitled Anchoring/ Sewer, Water and Electrical Connections to read as follows:

- i. Flood Plain Elevations:
All travel trailers, park model travel trailers, recreational vehicles and accessory structures shall meet flood plain elevation if permanently attached to the ground or utility facilities.
- j. Anchoring/Sewer, Water and Electrical Connections:
Park model travel trailers when positioned on a lot in this District must be anchored in accordance with the standards set forth in the Collier County Mobile Home and Travel Trailer Ordinance for mobile homes and be connected to a public or private water and sewer system. Additionally such units must obtain electrical service directly from the electric utility authorized to provide such service in Collier County.
- k. A building permit shall be required for any permitted use, prior to water, sewer or electric connection.

SECTION EIGHT:

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such

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holding shall not affect the validity of the remaining portion.

SECTION NINE:

This Ordinance shall become effective upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

DATE: December 19, 1989

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

ATTEST: *J.C. Giles*
JAMES C. GILES, CLERK

BY: *Burt L. Saunders*
BURT L. SAUNDERS, CHAIRMAN

Marjorie M. Student

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Marjorie M. Student
MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

TTRV ORDINANCE
revised 12/21/89 ew

This ordinance filed with the
Secretary of State's Office the
5th day of Jan, 1990
and acknowledgement of that
filing received this 8th day
of Jan, 1990
By: *James Chesnie*
Deputy Clerk

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STATE OF FLORIDA)
COUNTY OF COLLIER)

I, JAMES C. GILES, Clerk of Courts in and for the
Twentieth Judicial Circuit, Collier County, Florida, do
hereby certify that the foregoing is a true copy of:

Ordinance No. 89-89

which was adopted by the Board of County Commissioners on
the 19th day of December, 1989, during Regular Session.

WITNESS my hand and the official seal of the Board of
County Commissioners of Collier County, Florida, this 29th
day of December, 1989.

JAMES C. GILES
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

Maureen Kenyon
By: /s/Maureen Kenyon
Deputy Clerk

