

Section 3.25 Recreational Camping Vehicles

In addition to recreational vehicles being permitted in campgrounds in a zoned Recreational District pursuant to the provisions of that District, recreational vehicles may only be located in zoned Residential-1 District, Residential-2 District, Agricultural District, and Recreational Districts. Recreational vehicles will not be permitted within the "Restricted Camping Zone". Subject to the following requirements:

District 1

- A. Boundary lines shall run from the southeast corner of US- 10 W. and the Railroad bed east to the southwestern corner of US-10 and M-37/US-10. From the southwest corner of US-10 and M-37/US-10 south to the intersection of 36th street on the northwest corner. From the corner of 36th street and M-37/US-10 west to the northeast corner of 36th St. and the center of the Railroad bed. Then north once more to the center of the Railroad bed and US-10. The area encompassed shall be known as Restricted Camping District 1

District 2

- B. Boundary lines shall run from the southeast corner of 32nd St. and S Sheridan Ave. east to the southwest corner of 32nd Rd. and James Rd. then south to the northwest corner of James Rd. and Springtime Rd. then west to the northeast corner of Springtime and S. Sheridan Ave. then north to the southeast corner of S. Sheridan Ave. and 32nd St. The area encompassed shall be known as Restricted Camping District 2.

District 3

- C. From the southeast corner of M-37/US-10 and Springtime east, to the southwest corner of Springtime and S. Sheridan Ave., south to the northwest corner of S. Sheridan Ave and 36th St then west to the northeast corner of 36th St. and M-37/US-10 then north to the southeast of M-37/US-10 and Springtime. The area encompassed shall be known as Restricted Camping District 3.

Refer to _____ for Map

- A. Definition (Recreational Vehicle: Vehicles used primarily for recreational purposes, including, but not limited to, motor homes, travel trailers (but not mobile homes), campers, and popup campers.) Refer to Sec. 2.19
 1. Unless otherwise specifically provided in this Ordinance, a recreational vehicle must be placed in compliance with the minimum required setbacks of the zoning district. No more than one (1) recreational vehicle may be permitted on a parcel of 9,000 square feet or greater provided that such parcel is at least 90 feet wide and the required setbacks for the zoning district and the requirements of the Lake County Health Department must be met.
 2. A maximum of three (3) recreational camper vehicles may be permitted on minimum of one (1) acre or more provided all setback requirements of that parcel are satisfied in the Recreational and Agricultural District.

3. Temporary Living Quarters. Recreational vehicles may not be used as permanent living quarters.
4. Accessory Structures. No accessory structures, buildings or additions may be erected on a lot where a recreational vehicle is located in the Restricted Zone. This includes, but not limited to, roof-overs, storage sheds, garages, pole barns, decks and concrete pads.
5. No new accessory structures will be permitted within the Camper Restricted Zones.
6. Accessory structures will be permitted in R-1 & R-2 Districts provided the parcel is 8 combined lots outside of the Restricted Zones.
7. Accessory structures will be allowed in the Agricultural District and Recreational District outside of the Restricted Camping Zone.
8. In R1 & R2 (on 8 Lots or **less** will be allowed one) 120sq. ft. single story accessory structure. Outside of the Restricted Zone.
9. In R1 & R2 on 9 lots or **more** will be allowed one 400 sq. ft. single story accessory structure. Outside of the Restricted Zone
10. Such other information as the Zoning Administrator may reasonably request.

B. Enforcement. The Zoning Administrator may revoke the RV permit should he/she find the RV to be in disrepair or in violation of any Webber Township Ordinance, County Building code or the requirements of the Lake County Health Department. Notice of a violation will be given to the property owner, whereas not more than 30 days will be given to bring the RV into compliance. If the RV owner is not in compliance after 30 days, then the Zoning Administrator may initiate legal action. Reference 23.03