
Comprehensive Plan.

- (4) A site plan must be submitted which contains the following:
 - (i) Map of proposed location and vicinity.
 - (ii) The location of all attractions and structures and time of operation.
 - (iii) Off-street parking and buffering.
- (5) On-premise alcohol consumption as an accessory use subject to the requirements in Section 20.3-4, paragraph (c).
- (6) Sale of marine petroleum products in compliance with all state regulations.

(ba) *Recreational Vehicle and Boat Storage.*

- (1) The proposed site must consist of a total of at least three (3) acres and have direct access to a roadway defined in the Comprehensive Plan as major collector or above, except that within a Village Zone or Neighborhood Center in a Master Planned Community under the Branan Field Master Plan or within a Community Center under the Branan Field Master Plan or within a Village Center with the Lake Asbury Master Plan, access may be to a minor collector or a roadway within the Village Zone, Neighborhood Center, Community Center or Village Center connected directly to a major or minor collector. Only one (1) point of access shall be permitted.
- (2) Landscaping and tree requirements shall comply with the Clay County Code Article VI, Tree Protection and Landscaping Standards, as amended, with the exception that the perimeter buffer screening shall meet the minimum required for industrial proposed land use type.
- (3) At least twenty (20) percent of the site shall be in open space. Upland and landscape buffers, setbacks, wetlands and other existing and planted vegetated areas may be used to achieve this twenty (20) percent requirement.
- (4) Drive aisles shall be paved with concrete, asphalt, asphalt millings or other material approved by the County Engineer. Storage areas may utilize alternative materials. All other areas shall be landscaped and/or grassed.
- (5) All drive aisles shall be designed with one (1) ten (10) foot wide loading/unloading lane and one (1) fifteen (15) foot travel lane.
- (6) The site shall be secured with a wall or fence that is at least six (6) feet in height. Walls must be finished or painted on the exterior side. Razor wire and electric fences are not permitted. Along the boundaries of the site fronting on a public road and running along the sides of such site a distance sufficient to screen the site from view from such public road and along the boundaries of the site adjacent to property having a less intense use, the wall or fence shall be opaque; except that no opacity shall be

required along a boundary of the site adjacent to wetlands, platted open space or areas subject to a conservation easement that preserves vegetation sufficient to screen the site from view across such areas. A wrought-iron fence (or fence resembling wrought iron) may be utilized in conjunction with a hedge or natural vegetation that provides for 100% opacity within two years of the time of planting.

- (7) Expansion of RV and Boat Storage facilities in existence on or before April 22, 2008, are exempt from the requirements of this section. *Rev. 04/22/08*
 - (8) Provisions under subsection (ba)(6) shall not apply to proposed RV and Boat storage developments located within industrial zoned properties where the property boundary is coterminous with the same industrial zoning district.
- (bb) *Recreational Vehicle Temporary Use.* Under no circumstances shall a recreational vehicle be used for living or sleeping quarters, except as provided below:
- (1) *Definition.* For the purposes of this section, the following word shall have the meaning ascribed by this subsection:
 - (i) *Recreational Vehicle.* Any vehicle-type unit, primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, said vehicles shall include travel trailers and fifth wheel travel trailer, camping trailer, truck camper, motor home van conversion or a similar type vehicle.
 - (2) A property owner or tenant or a guest of a property owner or tenant who is the owner of a recreational vehicle, may temporarily occupy the recreational vehicle on a single family residentially zoned parcel, provided the following conditions are met:
 - (i) No person shall be allowed to occupy the recreational vehicle more than fourteen (14) consecutive calendar days and no more than two (2) times in any calendar year for a particular property owner and/or tenant.
 - (ii) The recreational vehicle shall be self-contained and shall not be connected to an outside source of potable water, or sewage disposal. All waste water and solid waste shall be disposed of properly at a licensed facility. If electrical connection is needed, the vehicle must be connected to an approved outside electrical source.
 - (iii) Side and rear setbacks required for the principle dwelling in the zoning district where the recreational vehicle will be parked, shall be met.
 - (iv) There shall be no more than one recreational vehicle on the deeded private property parcel in contiguous ownership at any one time.