

(d) *Storage and parking.* Recreational vehicles may be parked or stored in residential districts as provided in *Section 15.3.9: Storage and parking of trailers and commercial vehicles.*

(e) *Maximum density.*

1. High Density: 15 campsites per acre where sanitary sewer is provided
2. Low Density: 6 campsites per acre where sanitary sewer is not provided

(f) *Land area.* The minimum land area of a recreational vehicle park shall be three (3) acres.

(g) *Use.* Use of spaces in recreational vehicle parks is limited to recreational vehicles.

(h) *Water and sewer facilities.*

1. *Water.* Each recreational vehicle park shall be served with a public/private water supply system capable of providing domestic water use and fire protection.

2. *Sewer.* Each recreational vehicle park shall be served with sanitary sewer facilities meeting all requirements of the Baldwin County Health Department.

(i) *Setbacks.*

~~1. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 30 feet of any property line.~~

~~3.2. Recreational vehicles must be separated from each other and from other structures by at least 10 feet.~~

4. A minimum thirty-foot building setback shall be required from any exterior property line, development phase boundary line, or jurisdictional wetland. No recreational vehicle sites, buildings, or other non-stormwater structures shall be constructed within the required thirty-foot setback.

5. Structures constructed or located on recreational vehicle parks and campground sites / units must be separated from each other by at least ten (10) feet.

6. Refer to Section 5.4 (b) of the Subdivision Regulations for Highway Construction Setback requirements.

(j) *Access.*

~~1. No recreational vehicle park shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50 feet for the portion used for entrance and exit.~~ Recreational Vehicle parks and campgrounds shall have direct access to a paved County, City, State or Federal highway or roadway that has a minimum

width (edge-of-pavement to edge-of-pavement) of twenty-four (24) feet within 300 feet of the recreation vehicle park entrance, in each direction.

2. No entrance or exit shall be through an existing residential subdivision.

3. ~~Access drives must be a minimum of 24-feet wide for a two-way street and 12-feet wide for a one-way street and must be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, limestone or other similar surface approved by the Planning Commission.~~ The internal roadways for RV parks and campgrounds shall be built by the developer and, at a minimum, shall provide safe travel for the residents and emergency responders. The internal roadways must be a minimum of 24 feet wide for two-way streets and 20 feet wide for one-way streets. The internal roadways, recreational vehicle pads, and standard vehicle parking must be improved with a suitable asphalt or concrete surface approved by the County Engineer.

(k) *Accessory uses.* Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a recreational vehicle park are permitted as accessory uses.

~~(l) Sites—Design Requirements for Recreational Vehicle Site –~~

~~1. 1. Each recreational vehicle site must be at least 1,600 square feet in area.~~ Parking

~~a. Each recreational vehicle site shall have off-street parking for at least one recreational vehicle and one standard passenger vehicle.~~

~~b. Additional parking spaces shall be provided throughout the recreational vehicle park to accommodate employee and guest parking. The number of additional parking spaces shall equal 0.25 spaces per recreational vehicle site rounded to the nearest whole number. The minimum dimension of an off-street parking space is 9' x 19'.~~

~~2. Each recreational vehicle site must contain a parking pad improved with a suitable all-weather surface. Each recreational vehicle site must be at least 1,600 square feet in area.~~

~~3. 3. Each recreational vehicle site must contain at least one (1) off-street parking space improved with a suitable all-weather surface. Each recreational vehicle site shall abut on at least one (1) street within the boundaries of the recreational vehicle park and access to the site shall be only from such internal street.~~

(a) *Application form.* The application shall be submitted on forms to be provided by the Zoning Administrator.

(b) *Application Submittal Documents.* Each application for ~~a land use certificate site plan approval~~ shall be accompanied by documents as applicable:

- an accurate site plan drawn to scale showing:
 - the actual shape, dimensions and size of the lot to be built upon;
 - the size, shape, height, floor area and location of the buildings to be erected;
 - dimensions and locations of existing buildings;
 - width of front, side and rear yards;
 - highway construction setback
 - existing and proposed parking;
 - ingress to, and egress from, the site; and
- such other information as may be reasonably requested to determine compliance with these zoning ordinances including but not limited:
 - landscaping plan (with applicable landscape buffers),
 - erosion control plan,
 - approved stormwater management plan, and
 - utilities plan.
 - **Covenant/Restrictions Document: Applicant shall submit a signed document indicating that no covenants or deed restrictions will be violated by the proposed use.**

~~Plans and specifications. Each application for conditional use Commission site plan approval shall be accompanied by an accurate site plan drawn to scale showing: the actual shape, dimensions and size of the lot to be built upon, the size, shape, height, floor area and location of the buildings to be erected; dimensions and locations of existing buildings; width of front, side and rear yards; existing and proposed parking; ingress to and egress from the site; and such other information as may reasonably be requested to determine compliance with these zoning ordinances including but not limited to a landscaping plan, erosion control plan, stormwater management plan, and utilities plan.~~

(c) *State and Federal permits.* Written evidence of applications for all required permits showing compliance with regulations of the Corps of Engineers, Alabama Department of Environmental Management, Alabama Coastal Area Management Program and Baldwin County Health Department shall accompany the application for conditional use approval, and the conditional use may be conditioned upon the actual receipt of said permits by the applicant.