

Chapter 150. Zoning

Article V. Supplementary Regulations

§ 150-32. Parking, storage and use of major recreational equipment and major recreational vehicles.

[Amended 8-4-1993 by L.L. No. 4-1993; 6-4-1997 by L.L. No. 2-1997; 7-7-2021 by L.L. No. 4-2021]

A. For the purposes of the following subsections:

MAJOR RECREATIONAL VEHICLE

Includes travel trailers, fifth wheel trailers, coaches (designed to be mounted on a truck or automobile chassis), motorized dwellings, pop-up trailers and pickup campers.

RECREATIONAL EQUIPMENT

Includes boats, boat trailers, horse trailers, and other similar equipment and appurtenances.

RESIDENTIAL PURPOSES

Purposes normally or otherwise reasonably associated with the use of land primarily for human habitation, including a dwelling house.

B. No recreational equipment or major recreational vehicle shall be parked or stored on any lot between any street and the nearest building line in any district, except in a driveway; provided, however, that such equipment may be parked anywhere on residential premises for purposes of loading or unloading for not more than 24 hours. Nothing herein should be construed to prohibit property owners from habitually parking recreational equipment and major recreational vehicles on their property, when not used for residential purposes, subject to the requirements of this section.

C. Major recreational vehicles cannot be used for residential purposes, only as temporary habitats. The following are definitions for the use of major recreational vehicles:

(1) Temporary stay of a major recreational vehicle:

(a) No fee is required.

(b) Permitted in all zoning districts.

(c) Only a two-week stay is permitted for a major recreational vehicle. If an existing major recreational vehicle is replaced with another major recreational vehicle, it can remain there for another two weeks.

(d) The major recreational vehicle cannot be moved off property and returned within a two-month period.

(e) The major recreational vehicle cannot be parked and used as a temporary stay on any street or road.

(f) Temporary stays are allowed during the months of April through October only.

- (g) No generator shall be used to supply power to any recreational equipment or major recreational vehicles.
- (2) Seasonal usage of a major recreational vehicle:
- (a) A major recreational vehicle that is used for seasonal usage is allowed from April through October.
 - (b) An initial \$100 permit fee will be required; each additional year there will be a \$25 renewal.
 - (c) A major recreational vehicle will only be permitted in the Town's Ag-R-A Zoning District on a parcel with a minimum size of 1.5 acres.
 - (d) The major RV will be considered a temporary accessory structure; a drawing showing required setbacks for the zoning district will be required at the time of the initial application.
 - (e) Only one seasonal and one temporary major recreational vehicle is permitted per parcel. No major recreational vehicle can be on a parcel that has an uninhabitable dwelling on it.
 - (f) The major recreational vehicle must meet all Broome County Health Department sanitary requirements.
 - (g) No generator shall be used to supply power to any recreational equipment or major recreational vehicle.
 - (h) At the end of the season, the vehicle must be taken out of use and removed from the property.