Chapter 760 Recreational Vehicles

Section 760-1 Purpose and Intent

The purpose of this ordinance is to regulate the placement, use, and occupancy of Recreational Vehicles, furthermore referred to as RVs, outside of designated Recreational (REC-1) Zoning Districts to:

- Protect public health, safety, and welfare;
- Prevent the establishment of dwelling units inconsistent with zoning regulations;
- Ensure compatibility with surrounding land uses;
- Provide clear standards for enforcement.

Section 760-2 Applicability

This ordinance applies to all zoning districts within the jurisdiction except those districts specifically designated as recreational districts, with a state issued campground license. Separate regulations will apply to properties zoned for RV use, storage and/or sales or other temporary usage events. This chapter is intended to supplement and not replace any and all applicable state and federal regulations.

Section 760-3 Definitions

Accessory Structure - A subordinate building or structure located on the same lot as a principal structure, the use of which is incidental with the primary use of the property, and which is not intended for independent occupancy unless specifically permitted.

Campground - A parcel of land zoned for recreational use that is occupied or intended for temporary occupancy of persons in recreational vehicles, trailers, tents, cabins, or other temporary shelter units. All campgrounds shall comply with applicable State of Illinois Campground Licensing requirements.

Intermittent RV Use - The occasional and temporary occupancy of a recreational vehicle for leisure, occurring at irregular intervals for limited durations.

Recreational Vehicle or RV - A vehicular or trailer-type unit primarily designed as temporary living quarters for recreational, camping, travel, or seasonal use. The basic types of RVs include: camping trailer, fifth wheel trailer, motor home, park trailer, travel trailer, truck camper, and tiny house trailer.

RV Site - A designated area of land intended for the placement and temporary occupancy of a recreational vehicle, which may include access to utilities such as water, sewer, and electricity, and is established in accordance with applicable zoning and regulatory requirements.

Occupancy - The use or intended use of a building, structure, or RV for a specific purpose, including the use of sleeping, living, cooking, and sanitation.

Principal Structure - The main building or structure on a lot that is designed, used, or intended to be used for the primary permitted use of the property, as distinguished from accessory structures that are incidental and subordinate to the principal structure or use. On residential lots containing less than one (1) acre, a principal structure shall be limited to a dwelling.

Temporary RV Use Permit - A permit issued by the county allowing the placement and occupancy of an RV as a residence for a set period of time and with specific conditions.

Section 760-4 General Provisions

A. Permanent occupancy of an RV as a residence is prohibited.
B. RV shall not be used as a dwelling, Accessory Dwelling Unit (ADU), or substitute for a permanent structure.
C. RV shall not be connected to permanent utilities (water, sewer) except as expressly allowed in writing with an approved Temporary RV Use Permit.
D. Properties with RV occupancy must comply with all County Ordinances, including but not limited to Refuse Materials and all Health Department Requirements.
E. RV waste shall be properly disposed of in accordance with applicable health regulations.
F. The RV shall comply with all setbacks, access, and safety requirements. No RV shall be parked, placed, or left within a roadway or easement.
G. RVs shall be maintained in good condition or be removed following standards of Chapter 740 Hazardous Dilapidated Motor Vehicles.

Section 760-5 Temporary RV Use Permit

Occupancy of an RV as a residence may be allowed only with an approved Temporary RV Use Permit. Temporary RV Use Permits are intended for allowing an owner to live onsite during the construction of a permitted dwelling, or other emergency short term housing need.

A. Permit required. Applications to be made with County Zoning Officer.
B. Duration of permit. Maximum 8 months.
C. Limit one (1) permit per parcel, per year.

Section 760-6 RV Occupancy in Residential Districts

In Residential Districts, intermittent RV usage may be allowed without a Temporary RV Use Permit, subject to Sec. 760-4 General Provisions and the following:

A. The RV shall be located on a parcel containing an existing principal structure.
B. RV must be licensed and maintained in road-ready condition.
C. Properties are allowed one (1) RV per parcel.
D. RV Occupancy prohibited during winter season. December through February.

Section 760-7 RV Occupancy in Non-Residential Districts

In all non-residential zoning districts, intermittent RV usage may be allowed without a Temporary RV Use Permit, subject to Sec. 760-4 General Provisions and the following:

A. Property has approved road access, driveway and a county issued 911 address.

Section 760-8 RV Uses Prohibited

A. No RV or RV site shall be rented, leased, or otherwise made available for occupancy except as part of a licensed campground or another zoning use expressly permitted or approved.
B. No property shall be used for the commercial storage of RVs unless authorized through zoning.
C. Parking, placement, and storage of an RV on vacant residential lots prohibited.

Section 760-9 Enforcement and Penalties

Upon evidence that a violation of this ordinance has been committed, the Zoning Officer will conduct the following:

A. Notify the property owner of the violation by mail, giving a timeframe determined by the Zoning Officer in which to secure the permit, pay a fine or correct the violation.
B. Upon a failure to comply with notice, a uniform non-traffic citation shall be issued upon the owner of property, which shall require an appearance before the circuit court. The State's Attorney may bring suit seeking to permanently enjoin any ongoing violation of this ordinance. Penalties may include fines, permit revocation, and legal action as authorized by law.
C. Violations of any ordinance provision may be fined up to $500 per offense. Each week a violation or failure to comply exists may constitute as a separate offense.
D. A lien shall be imposed on the real estate or personal estate, or both, of the defendant in the amount of any debt due and owing the county for a violation of a county ordinance. 55 ILCS 5/5-43035 (d)

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Section 760-10 Severability

If any section, subsection, or provision of this ordinance is found invalid, such invalidity shall not affect the remaining provisions.

ADOPTED by the COUNTY BOARD of CARROLL COUNTY, Illinois, this __ day of ____, 2026.

ATTEST:
County Clerk: _____

Board Chair: _____