



# OCONTO COUNTY RV / CAMPER USE GUIDE



## GOING CAMPING? CAMP CORRECTLY!!! MAINTAIN RECREATIONAL VEHICLES/CAMPERS ON YOUR PROPERTY BY FOLLOWING A SIMPLE SET OF RULES!!!

- ✓ **RECREATION VEHICLES BETTER KNOWN AS RV'S INCLUDING TRAVEL TRAILERS, TRUCK / TRAILER CAMPERS AND MOTOR HOMES MAY BE PARKED AND USED ON PRIVATE PROPERTY, BUT RESTRICTIONS APPLY.**
- ✓ **WHAT IS A RECREATION VEHICLE?** A VEHICLE HAVING AN OVERALL LENGTH OF 45 FEET OR LESS AND A BODY WIDTH OF 8 FEET OR LESS PRIMARILY DESIGNED AS TEMPORARY LIVING QUARTERS FOR RECREATIONAL, CAMPING OR TRAVEL USE, WHICH HAS ITS OWN POWER OR IS MOUNTED OR DRAWN BY ANOTHER VEHICLE.
- ✓ **WHAT DOES THE OCONTO COUNTY ZONING ORDINANCE SAY ABOUT RV USE?**

**14.422 Recreational Vehicles**

(a) Recreational vehicles may be parked or stored on the owners' home premises as an accessory use, provided no permanent living quarters or business use is conducted herein.

(b) Camping trailers, truck campers, houseboats and motor homes may be permitted for their recreation uses in all districts excluding the Floodplain District except that they shall not be used for the purpose of permanent habitation. Such recreation vehicles shall not remain on any lot or premises more than 60 consecutive days. Any such vehicle may be left on the land for more than 60 days provided that a temporary use permit is obtained and an approved sanitary facility is provided.

(c) The wheels or any similar transporting devices of any recreational vehicle shall not be removed except for repairs, nor shall any such recreational vehicle be otherwise fixed to the ground in any manner that would prevent ready removal.

### RV ORDINANCE SUMMARY

- Must be moved off property every **60 DAYS** unless temporary permit approved.
- Wheels have to remain affixed and intact (normal repairs are allowed)
- Cannot be permanently affixed to the ground
- No permanent human habitation or commercial / business conducted within
- An RV can be stored at your primary residence as an accessory structure provided all other conditions are met.
- Temporary Permit requires accommodations to address sanitary waste. Approved sanitary facilities include an external sanitary system installed by a licensed plumber, porta potty or other accommodations to document proper sanitary waste disposal that are permitted via a sanitary permit from Oconto County. Temporary permits are valid for less than one year.
- Attaching stairwells, decks, landings, etc to your RV make it a permanent structure which is not allowed.
  - Before building decks or additions to any structure, check with the Zoning Office as a Land Use Permit may be needed.
- **Campground standards:** Any property with 4 or more camp sites or 1 to 3 camp sites, if advertised as a campground, require proper zoning permits for use as a campground. Consult with Zoning staff if you intend to run a campground. Campgrounds are only permitted on property zoned Park & Recreation with a conditional use permit.



### OTHER SIMILAR UNITS



**PARK MODELS**



**MOBILE / MANUFACTURED HOMES**



**TINY HOMES**

### PARK MODEL RV (PMRV) GUIDANCE

- May **ONLY** be placed at a permitted RV campground zoned for PMRV use
- All general RV restrictions apply
  - PMRV's are up to 15 feet wide, 36 feet long, are 400 square feet or less, and have a peaked shingled or metal roof
  - PMRV's are not permanent residences and should never be used as such

### TINY HOME GUIDANCE

- Any home less than 700 square feet is not allowed
- Permanent homes greater than 700 square feet are allowed with all proper land use permits, building inspections, sanitary permits, POWTS, etc
- Tiny homes may be accepted at a properly zoned private campground
- All general RV restrictions apply

- ✓ **Tiny homes and Park Model RV's typically don't meet the definition of RV's and are not allowed on properties outside of areas such as campgrounds specifically zoned for their use!**

**Park Model RV'S (PMRV)** are a unique trailer type RV that is designed to provide temporary accommodations for recreation, camping, or seasonal use. PMRV's are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet in the set up mode. These units are designed and built to be used for recreation / camping purposes only. They are not meant to be affixed to the property in any way, they do not improve property values, and they are neither designed nor intended by their manufactures to be used as permanent residences.

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- ✓ RV's and PMRV's are built to ensure safety but are not required to meet the building codes or installation codes that stick built or manufactured homes are required to meet. They are designed to remain on their axles and wheels, ready for movement. As noted, RV's and PMRV's are designed and built to be used as recreational, camping, and seasonal accommodations only. They are not intended for, nor should they be used for, anything other than recreational camping or seasonal use. They are NOT permanent residences.

## SUMMARY OF PRIMARY DWELLING STANDARDS INCLUDING MOBILE / MANUFACTURED HOMES

- Minimum width of **14 feet** (requirement for all permanent dwellings)
- Roof must have a 3/12 pitch (requirement for all permanent dwellings)
- Placement of existing dwelling / mobile home / manufactured home that is more than 15 years old may only be allowed with a conditional use permit
- All mobile homes must have permanent foundations which meet the requirements in WI Admin. Code SPS 321.40.
- Skirting and tie-downs are required
- Land use permits, building inspections, sanitary permits, POWTS, physical address, driveway permit, etc are required prior to placement and permanent occupancy
- Must be greater than 700 square feet
- ✓ For a complete list of dwelling standards contact the Zoning Office or visit the Oconto County website listed at the bottom of the page

**Mobile Home** means a vehicle which does not meet HUD standards 42 USC 5401 to 5425 and is designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 40 feet. "Mobile Home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

- ✓ Each mobile home shall be equipped with skirting that conceals from view, the frame, support columns or piers, crawl space storage area and utility connections of the mobile home. Skirting shall be of durable all-weather construction manufactured for the purpose of covering the undercarriage area. Skirting shall be fashioned in accordance with manufacturer's instructions and provided with adequate ventilation.

**Manufactured Home:** Means either of the following:

- A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 feet or more in length, or when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities.
- A structure which meets all the requirements of paragraph a., except the size requirements, and with respect to which the manufacturer files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 USC 5401 to 5425.
- ✓ **Manufactured homes – once referred to as single-wide and double-wide mobile homes – and modular homes are factory-built houses engineered and constructed to the strict specifications of the U.S. Department of Housing and Urban Development's federal building code.**
  - ❖ **The use of any mobile home, camping trailer, van body, truck or auto body not used for its original purpose is hereby prohibited in all Zoning Districts.**

## **WHAT ARE THE PENALTIES FOR VIOLATING THE RECREATIONAL VEHICLE ORDINANCE?**

- **Section 14.442 - Recreational Vehicles – Is enforced by citation up to \$515 and/or through court ordered removal**
- **Each day a violation exists or continues shall be a separate offense.**

## CAMPING ON OCONTO COUNTY OWNED PROPERTY

Camping on lands owned and managed by Oconto County is allowed by permit in designated areas only!

- There are two designated campgrounds and multiple primitive campsites throughout Oconto County (see map on attached link below).
  - Duration:
    - 14 day maximum stay
    - General RV Units are allowed
- **Oconto County Campgrounds** – North Bay Shore and Chute Pond  
Fees: \$30/night
- **Primitive Camping** – See online map  
Fees: \$10/night



To make an online reservation visit us at <https://www.co.oconto.wi.us/parks/>

- ❖ There are public lands in Oconto County owned and managed by the State of WI and the Federal Government. Check with appropriate agencies for camping restrictions on those properties

**FOR MORE INFORMATION PLEASE CALL OCONTO COUNTY ZONING (920) 834-6827 OR VISIT US ONLINE @ [www.co.oconto.wi.us](http://www.co.oconto.wi.us)**