



Development Services Department

Escambia County, Florida
3363 West Park Pl
Pensacola, FL 32505
850-595-3475

For Office Use Only
PLU#: _____
Fee\$: \$ _____
(fee includes \$5 technical fee)

LAND USE CERTIFICATE - RECREATIONAL VEHICLE as LIVING QUARTERS

Requestor's Information	Owner/Applicant: _____	Date: _____
	Phone #: _____	
	Property Address: _____	
	Property Reference #: _____ - _____ - _____ - _____ - _____ - _____	
	Property Reference # can be obtained from the Property Appraiser's Office at 434-2735 or at www.escpa.org	
	Escambia County Land Development Code - Sec. 4-7.10 Recreational vehicles. (2) Living Quarters. The use of a RV as living quarters for more than 14 days in any calendar year is prohibited outside of duly licensed campgrounds, RV parks, or mobile home parks, except as specifically authorized herein. Use of a RV as living quarters for any period requires authorization of the landowner and compliance with all Land Development Code provisions applicable to the following RV use requested: (Please check as applicable) _____ Short-term use (no more than 14 days) _____ Use within District 5 _____ Use during dwelling construction _____ Use for disaster recovery	
	STANDARDS FOR USE: Authorization of RV use as living quarters on a parcel outside of a duly licensed campground, RV park, or mobile home park does not authorize any structural additions to the RV or any accessory structures on the parcel. Additionally, the RV use shall comply with the standards as outlined in Sec 4-7.10(e). SITE PLAN REQUIRED: Owner/applicant bears all responsibility for the drawings and accuracies of the site plan and agrees that the RV will not encroach into a public/private easement or wetland and will adhere to all requirements as outlined in Sec 4-7.10 of the Escambia County Land Development Code. This code section is included in the application for reference (next page).	
	By signing below, responsibility is assumed by the owner/applicant. SIGNATURE X _____ Date: _____	

OFFICE USE ONLY	Zoning District: _____	Future Land Use Category: _____	Zoning Overlay District: Yes () No () If Yes, check one: Barrancas () Brownsville () Scenic Hwy () Warrington () Palafox () Englewood ()
	Flood Zone: _____	Commission District: _____	Lot Area: _____
	Lot of Record: ___Y ___N		
	COMMENTS: _____ _____ _____		
	Land Use Approval By: _____		Date: _____



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Sec. 4-7.10 Recreational vehicles.

Recreational vehicles (RVs), as defined in Chapter 6, are designed primarily as temporary living quarters for recreational, camping, or travel use. The use and outdoor storage of RVs is limited by the following:

(1) Outdoor storage. The outdoor storage of an unoccupied RV is allowed accessory to a residential dwelling as authorized conditionally by the outdoor storage section of this article. For all other land uses, outdoor RV storage is limited to that specifically authorized by the applicable zoning district. No RV storage is authorized to encroach on a public right-of-way or access easement.

(2) Living Quarters. The use of a RV as living quarters for more than 14 days in any calendar year is prohibited outside of duly licensed campgrounds, RV parks, or mobile home parks, except as specifically authorized herein. Use of a RV as living quarters for any period requires authorization of the landowner and compliance with the following as applicable:

a. Short-term use. In any zoning district, short-term use (no more than 14 days in any calendar year) of a single RV as living quarters outside of a duly licensed campground, RV park, or mobile home park may be authorized on a parcel by a land use certificate, provided the RV complies with the use standards of this section and remains fully licensed and ready for highway use. Such readiness requires that the RV be on wheels or a jacking system, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanent attachments such as additions, rooms, stairs, decks or porches.

b. Use within District 5. For any parcel within the established limits of BCC commissioner District 5, RV use as living quarters for more than 14 days in a calendar year may be authorized on the parcel by a land use certificate, provided the parcel and RV placement comply with the following conditions in addition to the RV use standards of this section:

1. Manufactured home permitted. The zoning of the parcel specifically includes individual manufactured (mobile) homes among the permitted residential uses of the district.

2. Not in platted subdivision. The parcel is not a lot or other parcel of a platted subdivision.

3. A lot of record. The parcel is a lot of record as defined in Chapter 6.

4. Only RV on parcel. The RV is the only RV occupied as living quarters on the parcel.

5. Only RV use of owner. The RV is the only RV occupied as living quarters on any contiguous parcels (those sharing any boundary point in common) owned in whole or part by the same landowner of record.

6. Not in hazard areas. The RV is not placed within a FEMA designated Special Flood Hazard Area, a state designated Coastal High-hazard Area, or a county designated Evacuation Zone A, B, or C.

c. Use during dwelling construction. For any parcel where a building permit has been issued for the construction of a single-family dwelling as the principal structure on the parcel, the use of a single RV as temporary living quarters may be authorized on the parcel by a land use certificate, but only for use while the permit is valid and the dwelling is under construction. RV placement shall comply with accessory structure setbacks to the extent practical. After a certificate of occupancy is issued for the new dwelling or other conclusion of the permit, the RV use is no longer authorized. Any subsequent use or storage of the RV on the parcel is subject to the applicable provisions of this section and may require reauthorization, relocation, or disconnection of utility services.

d. Use for disaster recovery. If a natural or man-made disaster requires temporary housing to facilitate repair or replacement of a damaged structure, a RV may be allowed to provide the disaster recovery housing as authorized conditionally by the temporary uses and structures section of this article.

e. Standards for use. Authorization of RV use as living quarters on a parcel outside of a duly licensed campground, RV park, or mobile home park does not authorize any structural additions to the RV or any accessory structures on the parcel. Additionally, the RV use shall comply with the following standards:

1. Authorization. Any individual authorization (e.g., land use certificate) of RV use on the parcel is maintained on the parcel to be available on request by county code enforcement officers.

2. Setbacks. The RV placement complies with the parcel boundary setbacks applicable to a principal structure on the parcel, except as may be authorized for disaster recovery or use during dwelling construction.

3. Utilities. If the RV requires the installation of site utilities, they are obtained through applicable land use approval and building permits (e.g., electrical, plumbing).

4. Site preparation. If the RV site requires land clearing or driveway connection, applicable permits for the activities (e.g. land disturbance, tree removal, driveway construction) are obtained. For tree removal, RVs are not separately eligible for any protected tree exemptions available to single-family dwellings.

5. Waste. All sewage and other liquid waste from the RV are discharged directly into a sewage treatment and disposal system or other manner of collection and disposal specified and approved for such waste by the Florida Department of Health. All solid waste is contained and disposed of in compliance with county ordinances.