

Conditional Use Decision Criteria

1. Parking an RV on a lot within Venice Bay Adult Park is compatible with the City of Venice's Comprehensive Plan because the park lies in a residential/manufactured-home zoning district that implements the Plan's residential land-use goals. A residential manufactured home cannot be placed on these 4 specific parcels due to the small size of the lots, therefore parking RV's became standard practice since the original incorporation date of Venice Bay Adult Park, Inc. in 1982 and previous to that year. The RV parking is an accessory use on an existing residential lot, does not introduce a new primary dwelling type, uses existing infrastructure, and does not alter the density or character of the site. With appropriate controls (setbacks, screening, duration limits) to protect adjacent properties and ensure infrastructure adequacy, the RV parking aligns with the Plan's policies promoting efficient residential land use and a well-maintained neighborhood environment.

The act of allowing RV parking — when done in a managed way — is consistent with the Comprehensive Plan because:

- a. The site is within an established residential/manufactured-home zoning district that implements the Plan's residential goals.
- b. The Plan and LDC allow for accessory uses (vehicles, parking, site amenities) so long as they don't undermine the residential character and permitted uses.
- c. If the RV parking is ancillary (rather than converting the lot into something inconsistent), it could be viewed as a compatible form of residential accessory use.

2. RV parking can be compatible when rules and design controls are in place. RVs are simply vehicles — like boats or trailers — and can be accommodated without harming neighbors. Compatibility rests on controlling the *how, where, and when*:
 - **Designated parking areas** (hard-surfaced pads) concentrate impacts and protect landscaping and drainage.
 - **Setbacks and buffers** keep RVs from sitting on or too near shared property lines.
 - **Size/length limits** prevent extremely large units from overwhelming lots or blocking streets.
 - **Enforcement & clear penalties** (warnings, fines, towing) ensure rules are followed.

With these measures, RV parking functions like any other accessory use and the potential negative effects on adjacent properties are substantially reduced.