

Direct Access. All recreational vehicle parks should be located with direct access to a paved city, county, state or federal highway. It is the responsibility of the applicant to provide the necessary access where there is no existing improved street or road connecting the recreational park site with an improved existing public street or road. Any street or road improvement required beyond the boundary of the recreational vehicle park shall be improved in accordance with the Baldwin County Land Use Regulations. Entrances and exits to parks shall be designed for safe and convenient movement of traffic into and out of the park. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver. All traffic in and out of the park shall be through such entrances and exits. No entrance or exit shall be through a residential district.

Spaces. Spaces in recreational vehicle parks may be used by recreational vehicles, provided they meet any additional laws and ordinances of Baldwin County and shall be rented by the day or week only, and an occupant of such space shall remain in the same recreational vehicle park space for a period of not more than thirty (30) days.

Site Conditions. Conditions of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

Water. Each recreational vehicle park shall be served with a public/private water supply system capable of providing domestic water use and fire protection.

Sewer. Each recreational vehicle park shall be served with sanitary sewer facilities meeting all requirements of the Baldwin County Health Department.

Soil and Ground Cover. Exposed ground surfaces in all parts of the park shall be paved, or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

Drainage Requirements. Surface drainage plans for the entire tract must be submitted with the application to determine its compatibility with the surrounding existing drainage pattern. Owner is responsible for all drainage maintenance.

Minimum Park Size. The minimum park size shall be five (5) acres with a maximum density of ten (10) campsites per acre.

Campsite Development. Campsites should, to the greatest extent possible, be developed to preserve the natural character of the lot and the surrounding area. Each campsite shall contain a stabilized vehicular parking pad of shell, marble, paving, or other, suitable material. No part of an RV or other unit placed on a campsite shall be closer than five (5) feet to a site line.

Separation between Recreational Vehicles. Recreational vehicles shall be separated by at least twenty-five (25) feet. Any accessory structure such as attached awnings, for purposes of this separation requirement will be considered to be part of the RV.

Parking Requirements. There shall be at least three (3) off-street parking spaces designated in the RV park for each two (2) RV sites. Off-street parking may be provided in common parking areas or on individual RV sites.

Accessory Uses. Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities and other uses and structures customarily incidental to operation of an RV park and campground are permitted as accessory uses to the park.

1. Such establishments and the parking areas primarily related to their operation shall not occupy more than 5 percent of the gross area of the park.
2. Such establishments shall be restricted in their use to occupants of the park.
3. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.
4. The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.

Open Space and Recreational Areas. A minimum of eight percent (8%) of the gross site area for the RV park shall be set aside and developed as common use areas for open or enclosed recreation facilities.

Yards and Setbacks. Each RV park shall have a landscaped perimeter buffer which shall be used for no other purpose:

1. Minimum front setback—Twenty-five (25) feet from the front property line except when the park fronts on a state highway; then the minimum shall be fifty (50) feet.
2. Minimum side setback—When abutting residential districts, the side setbacks shall be fifty (50) feet from the property line; when abutting a dedicated right-of-way, the side setback shall be twenty-five (25) feet; when abutting any other zoning district, the side setback shall be twenty (20) feet.
3. Minimum rear setback—Twenty (20) feet except when the rear yard abuts a dedicated public right-of-way, the minimum shall be twenty-five (25) feet. If the rear yard abuts a residential district, the minimum rear setback shall be fifty (50) feet.

Landscaping. When needed to enhance aesthetics or to insure public safety, the RV park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs approved by Baldwin County which will complement the landscape and assure compatibility with the adjacent environment.

Streets in RV Parks. Streets in RV parks shall be private, constructed with a stabilized travel way (marble, shell, paving, or other suitable material) and meet the following minimum stabilized travel way width requirements:

1. One-way, no parking: Fourteen (14) feet;
2. One-way with parking on one side, or two-way with no parking: Eighteen (18) feet;
3. Two-way with parking on one side: Twenty-six (26) feet;

4. Two-way with parking on both sides: Thirty-four (34) feet.

Buffers. As for manufactured home parks, buffer areas may be required in developed areas and areas projected for future growth.

Adequate Lighting. Recreational vehicle parks shall be adequately lighted with outdoor lighting located every two hundred (200) feet along interior access roads. The first light shall be within one hundred (100) feet from the entrance to the RV park.

Certificate of Approval. In addition to meeting the above requirements, the recreational vehicle park site plan shall be accompanied by a certificate of approval from the Baldwin County Health Department.

Management. A manager must be on site during regular business hours. Owner must ensure an emergency contact 24 hours a day seven days a week.

Recreational Vehicles on Private Lots. Individual RV's occupied temporarily by a guest of the owner or tenant of the property on which the RV is located, shall be allowed, not to exceed fifteen (15) consecutive calendar days in any sixty (60) day period.

SECTION COMMISSIONER WESTMORELAND WANTS TO SEE:

Current non-conforming recreational vehicle (RV) use by owner-occupants as permanent residences.

Intent: It is the intent of this section to greatly reduce and over time phase-out the current, widespread, illegal use of recreational vehicles (RV) in Baldwin County as non-camping, permanent residences. Baldwin County recognizes the existence of this activity in the community and wishes to ease the hardship that eliminating the permanent residential use of RVs by owner-occupants may create in certain circumstances. It is intended that this ordinance section create a mechanism that will enable, under prescribed circumstances, granting temporary, legal, non-conforming status (grandfathering) to recreational vehicles and owner-occupants currently involved in this activity.

- (1) There is hereby created a "Baldwin County Transitional Residential RV Registration Program" to be administered by the county manager or his designee.
- (2) The program shall include, as a minimum, the following elements:
 - a. Eligibility. Only owner-occupied RVs and the owners themselves may be registered in the program. The program is not for RV renters or renter-occupied RVs.
 - b. Registration and registration application. Program registration is required to participate in the program and shall be initiated by Baldwin County within 60 days of approval of this ordinance through an application process, whereby existing recreational vehicles being used as permanent residences shall be listed on a registration application by their owner-occupants who are also subjects of the application. Applications must be submitted by the RV owner-occupants. The owner-occupants who register at program startup are the only occupants who may be part of the program

and they must remain in the same RV on the same property to remain in the program. The program registration window shall last for 90 calendar days. Unoccupied recreational vehicles are not eligible for registration. Initiation of the program may be extended by the board of commissioners.

- c. Minimum information provided. Program registration shall include, as a minimum, the make, model, year made and size of the recreational vehicle, copy of the title and/or registration, the land and recreational vehicle owners' name(s), photo ID and contact information, any other recreational vehicle occupants' names and contact information, address and tax ID number of the property where the recreational vehicle is located. Applications must be deemed complete before the program deadline to be considered for the program.
 - d. Required inspection. Each recreational vehicle to be considered for program registration must pass a life safety, sanitation and utility inspection by the Baldwin County Building Official, his successor or designee, following submittal and approval of a complete application. Each RV must have a permitted, operational septic tank and permitted, operational well or county water service. The registration application file shall include inspection results reports and photographs of the RV. RVs may be determined to be ineligible for the program if they fail the inspection, any follow up inspections and/or any other inspections resulting from a complaint or other actions resulting in a finding of unacceptable living conditions.
 - e. Additional requirements. In addition to meeting minimum life safety, sanitation and utility inspections, each RV must have its proper 911 address signage and county solid waste service to be accepted into and remain in the program.
 - f. Registration decal. Successfully registered RVs shall display the annually-provided registration decal on the rear of the RV.
- (3) Registration application fee and annual registration. The initial application process and annual RV registration thereafter shall include a \$25.00 fee to offset administrative costs. Annual renewal registration fee and penalty delinquency of more than 60 calendar days shall mean that the RV is no longer a part of the program. Penalties are set at \$10.00 for each 30 days of delinquency or portion thereof after the 30th day of delinquency.
 - (4) State tag and registration. Registered RVs shall not be inspected or fined by Baldwin County Code Enforcement for expired tags or state registration, as long as the RVs are part of the program.
 - (5) Change of status. Registered RVs shall lose their legal, non-conforming status, and shall no longer be a part of this program, if registered ownership is transferred or sold, if the RV is moved from its registered location, if the registered occupants leave the registered RV and/or if the RV is completely destroyed or damaged beyond 50 percent of its resale value at the time of damage.

- (6) Additions prohibition. No structural additions may be built onto or attached to the RV except as may be required for certified handicapped or medically-necessary access or as permitted by the County's variance procedure. Building permits shall be required.
- (7) Recreational vehicles being used as permanent, owner-occupied residences, but not registered as a part of this program before the registration deadline, are illegal non-conforming uses and are therefore subject to code enforcement action and immediate cessation of all illegal activities.

(a) Current non-conforming recreational vehicle (RV) parks—Design standards.

Existing recreational vehicle parks that do not meet the design standards of the county's RV park requirements shall be registered by their owner(s) with the county manager or his designee during the designated registration period. The registration form shall list all of the design standards that the park does not meet and those that it does meet. These RV parks are deemed legal nonconforming uses, based upon their current configuration, and will continue as such until such time as any new or additional RV spaces are added in excess of those existing at the time of adoption of this ordinance. These legal nonconforming RV parks are not required to meet Baldwin County's minimum RV park design standards unless new or additional RV spaces are added to the park. No additional RV spaces may be added to the RV park without meeting the missing design standards. Any further deviation from the design standards shall require a variance from the planning commission,

(b) Administration and enforcement.

- (a) Consistent with Article VI (Use of Land and Placement of Structures), this ordinance section shall be administered and enforced by the county manager or his/her designee(s). The authority shall include the ability to order, in writing, the remedy of any condition found in violation of this ordinance and the ability to institute legal action to insure compliance with the provisions, including injunction, abatement or other appropriate action or proceeding.
- (b) The county manager or his/her designees are hereby authorized to make inspections as are necessary to determine compliance with these requirements.
- (c) Any person whether owner, lessee, principal agent, employee or otherwise, who violates any provisions of this ordinance section, or permits any such violation, or fails to comply with any of the requirements hereof, or who establishes or uses any park in violation of any detailed statement of plans submitted by him and approved under the provisions of this ordinance section, shall be guilty of a misdemeanor and, upon conviction shall be subject to punishment as provided by Article VI (Use of Land and Placement of Structures) of the Baldwin County Code of Ordinances.
- (d) Any park established, expanded or improved contrary to any of the provisions of this ordinance and any use of any park in terms of operation and maintenance contrary to any of the provisions of this ordinance, related permits or Baldwin County-approved plans shall be and is declared unlawful. The county manager or his/her designee(s) are authorized to bring actions by any appropriate means to prevent the violation of this ordinance and enforce its provisions.

