

Sec. 16-77. – Recreational Vehicle Parks.

- (a) 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.
- (b) Spaces. Spaces in recreational vehicle parks may be used by recreational vehicles, provided they meet any additional laws and ordinances of Baldwin County including a daily lodging tax as set by the Board of Commissioners.
- (c) 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.
- (d) Water. Each recreational vehicle park shall be served with a public/private water supply system capable of providing domestic water use and fire protection.
- (e) Sewer. Each recreational vehicle park shall be served with sanitary sewer facilities meeting all requirements of the Baldwin County Health Department.
- (f) 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.
- (g) 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.
- (h) Minimum Park Size. The minimum park size shall be five (5) acres with a maximum density of ten (10) campsites per acre.
- (i) 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.
- (j) Separation between Recreational Vehicles. Recreational vehicles shall be separated by at least twenty (20) feet. Any accessory structure such as attached awnings, for purposes of this separation requirement will be considered to be part of the RV.
- (k) 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.
- (l) 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.
- (m) 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.
- (n) 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.
- (o) 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.
- (p) 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.
- (q) Buffers. As for manufactured home parks, buffer areas may be required in developed areas and areas projected for future growth.
- (r) 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.

- (s) 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.
- (t) 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. The emergency contact information must be posted clearly on the premises.