

Sec. 16.76. AN ORDINANCE FOR RECREATIONAL VEHICLE PARKS

(a) Purpose.

The purpose for these recreational vehicle park regulations is to:

- (1) Using minimum standards, allow for the establishment of adequate sites for temporary parking and use of recreational vehicles whose occupants are visiting, vacationing in or passing through, Baldwin County;
- (2) Minimize the conflicts between recreational vehicle parks and surrounding land uses;
- (3) Provide minimum health and safety standards to protect both the users of the parks and the larger Baldwin County community.

(b) Site development plan.

As part of the special exception application for approval of a recreational vehicle park or through provisions of some other ordinance procedure, a proposed site plan (map), meeting or exceeding Baldwin County Land Development Committee's minimum recreational vehicle park design standards, must be prepared and submitted to the board of commissioners for its review and approval. A written development plan, describing the RV park design primarily in text, may also be submitted for review and approval.

(c) Permitted uses.

Recreational vehicle parks may include the following principal and accessory uses and structures, which shall be built to Georgia Building Codes, where applicable, unless otherwise indicated. The accessory uses and structures shall only be permitted in the presence of one or more principal uses or structures.

- (1) Permitted principal uses and structures.
 - a. Recreational vehicles and improved (utilities, pads) or unimproved spaces.
 - b. Recreational vehicle parking and storage areas.
 - c. Recreation open space with recreational amenities.
- (2) Permitted accessory uses and structures.
 - a. Park office.
 - b. Park manager residence.
 - c. Recreation hall.
 - d. A single park/camp store to supply retail goods for tenants and staff.
 - e. Sanitation-related structures, fixtures and amenities.
 - f. Recreational vehicle park-related maintenance uses and structures.
 - g. A limited, joint use structure and/or area for storage of tenant possessions.
 - h. Other customary accessory uses and structures as approved by the Baldwin County Land Use Committee.

- (3) All principal and accessory uses and structures not permitted here are specifically prohibited, unless permitted through special exception conditions of approval.

(d) Occupancy.

- (1) Occupancy of each individual recreational vehicle site/space is limited to one recreational vehicle and not more than two passenger automobiles or trucks, accommodating one camping party. The length of stay in a recreational vehicle park for each owner-occupied recreational vehicle (only) and/or its occupants is limited to a maximum of 180 days in any 12-month period. The length of stay in a recreational vehicle park for each non-owner occupied recreational vehicle and/or its occupants is limited to a maximum of 30 days in any 12-month period. Moving to another space in the same recreational vehicle park is not legal and does not reset the 180- or 30-day clocks.
- (2) No buildings or storage sheds are permitted on the recreational vehicle sites.

(e) Recreational parks design standards.

- (1) Minimum park size: **Two** acres. The park must be on a single lot of record.
- (2) Minimum park frontage/width: 100 feet.
- (3) Park minimum setbacks:
 - a. Front yard: 35 feet.
 - b. Side yard: 30 feet.
 - c. Rear yard: 35 feet.
- (4) Buffer. As a part of the approved site plan and any written development plans, the board of commissioners may require buffer walls, fences and/or natural or planted buffers along the property lines of a proposed recreational vehicle park. RV park applicants are encouraged to propose through draft site plans and development plans, buffers which create separation between their proposed parks and neighboring property and uses. Existing natural buffers may be deemed appropriate by the board of commissioners. Fences and walls shall be a minimum of six feet tall and a maximum of eight feet tall. All buffers shall be maintained and kept in good repair by the property owner. Vegetation shall be maintained and replaced as necessary to preserve the buffer's integrity.
- (5) Visitor parking. One visitor parking space, minimum, shall be provided for every four recreational vehicle sites/spaces or fraction thereof. Grouped parking spaces shall be within 150 feet of the recreational vehicle spaces served. Such parking shall be delineated on the approved site development plan.
- (6) Facilities.
 - a. Recreation. An open space, recreation area of at least 5,000 square feet shall be provided in each recreational vehicle park containing 20 or fewer spaces. For every recreational vehicle space over 20, 150 square feet of open space minimum shall be added to the 5,000 square feet. Recreation equipment and uses such as pools, spas, playgrounds, dog parks, picnic tables, pavilions, barbeques and a service building, including toilets, showers and laundry, may be located within the recreation area.
 - b. Sanitation.

1. A minimum of one toilet and one lavatory for each gender shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each gender shall be provided for each 15 sites or fraction thereof which is not provided with a water connection and a three-inch drain inlet for connection to a vehicle equipped with a toilet.
2. A minimum of one shower for each gender and one washer and dryer is required.
3. Trailer sanitation/dump stations, built to code and designed to receive the discharge of sewage holding tanks of self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which there are any recreational vehicle sites not provided with drain inlets designed to receive the discharge of toilets. Trailer sanitation stations shall be provided on the basis of one station for each 100 sites or fraction thereof. Sanitary dump stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any recreational vehicle space by a minimum distance of 50 feet.
4. Trash dumpsters shall be located within 300 feet of every recreational vehicle site, but no closer than 200 feet and enclosed on all sides with a gated, solid wood or masonry enclosure, a minimum of six feet in height. Individual RV site trash cans, having regularly scheduled pickups, may substitute for this requirement.

c. Recreational vehicle site/space design standards.

1. Minimum site/space size: 500 square feet. A mix of sizes is suggested. No occupied recreational vehicle shall be located anywhere but in a recreational vehicle space and only one recreational vehicle shall be located within a single recreational vehicle space.
2. Separation: Sites/spaces shall be designed so as to maintain a minimum of 20 feet between recreational vehicles.
3. Parking: Each site/space shall include one parking space for one automobile.
4. Fires shall not be permitted except where pits or bases are constructed of non-combustible material.
5. Picnic tables and barbeques for each site are permitted.
6. No accessory structures may be placed or constructed on a recreational vehicle site/space.
7. Each space shall be clearly marked, consecutively numbered or lettered with reflective three-inch or four-inch white numbers/letters on a blue sign.

d. Utilities and lighting.

1. All utilities, including electrical power and telephone lines shall be installed underground.

2. All roads, walkways, grouped parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic.
3. All lighting shall be arranged and designed to minimize illuminating individual recreational vehicle spaces.

e. Access and roads.

1. Each site/space shall have direct, unobstructed access to an internal recreational vehicle park road, designed so as to permit the movement of recreational vehicles.
2. All interior recreational vehicle park roads shall be private roads, owned and maintained by the owner or operator of the recreational vehicle park. All roads shall be open for access at all times to the sheriff's department, other emergency and code enforcement personnel.
3. Recreational vehicle park roads shall be surfaced with suitable, dustless material such as crushed rock or asphalt and meet the following minimum width requirements.

f. Road width:

No On-Street Parking	On-Street Parking
One-Way Streets: 12 feet	One-Way Streets: 22 feet
Two-Way Streets: 22 feet	Two-Way Streets: 32 feet

(f) Miscellaneous provisions.

- (a) No home occupation or business shall be operated from a recreational vehicle park.
- (b) 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 in those instances where they would normally be required.

(g) 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.