



THE TOWN OF
BOILING SPRINGS

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DISCUSS RECREATIONAL VEHICLE REGULATIONS

Requested Action: Staff requests feedback from the Town Council.

Staff would like to hear comments from Town Council on the existing language and on the need for new regulations.

SUMMARY

Town staff has encountered several instances of individuals living in recreational vehicles (RVs, campers, etc.) in the last year. Most of these have been RVs on existing residential lots (i.e. a second dwelling unit where someone is living in an RV in someone's backyard, behind their house). We currently have an ordinance that requires 'secondary dwelling units' to be separate water/sewer connections (i.e. an additional meter), but nothing that specifically prohibits a person living in an RV. State regulations point to a desire to restrict this type of behavior. However, they are vague and provide little specific guidance on the exact restrictions placed on a permanent or semi-permanent recreational vehicle living situation.

The exception to this issue of vague language is in the Flood Damage Prevention chapter of our Code of Ordinances where it states in [Sec. 14.9.2\(E\)](#):

(F) Recreational vehicles. Recreational vehicles shall either:

- (1) *Temporary placement.*
 - i. Be on site for fewer than 180 consecutive days; or
 - ii. Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions.)

(2) *Permanent placement.* Recreational vehicles that do not meet the limitations of temporary placement shall meet all the requirements for new construction.

Staff is requesting feedback on whether the Town Council would like to leave the current standards in place or have staff explore what restrictions we could implement to limit this behavior.

The Planning Board's feedback was that there should be *some* restrictions in place, but that they should not be *too* restrictive. Staff can utilize this to implement some definitions or similar language to slightly strengthen the regulations.

MATERIALS PROVIDED

- **None**