

**HANCOCK COUNTY
RECREATIONAL VEHICLE PARK
ORDINANCE
ZONING AND STANDARDS**



Adopted by the Hancock County

Board of Supervisors

February 6, 2017

Amended Section XVI Nonconforming Uses February 15, 2018

Planning and Zoning Commission Resolution to Recommend Adoption of Textual Amendments to the Hancock County Zoning Ordinance and Chart of Uses Regarding Recreational Vehicle Park Zoning and Standards.

Proposed that the Hancock County Zoning Ordinance be amended to provide a relevant part as follows:

Recreational Vehicle Parks

I. Definitions

Recreational Vehicle- A vehicular type unit designed to provide temporary accommodations for travel, vacation, or recreational use and to be driven, towed or transported. Accommodations may include sleeping, kitchen, bathroom and systems for fresh and waste water, 110/12v electricity, propane, heating, air conditioning, and entertainment. It has an overall length not exceeding forty-one (41) feet and an overall width not exceeding eight and a half (8.5) feet when the vehicle is folded or stowed away for transit. Such structures include folding camping trailers, travel trailers, fifth wheeler trailers, slide-in truck campers and motor homes. A conversion vehicle, mobile home or park model recreational unit is not considered to be a recreational vehicle and as such is not suitable for use by patrons in a recreational vehicle park.

Recreational Vehicle Park-A single parcel of land upon which recreational vehicle sites are established and maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational camping, travel or seasonal use, not to be confused with a mobile home or manufactured home park.

II. The Chart of Uses will be modified as follows to allow Recreational Vehicle Park use as follows, with Recreational Vehicle Park use not allowed in any district not listed:

R-3 RV Park will be a Special Exception

A-1 RV Park will be a Special Exception

C-1 RV Park will be a Special Exception

C-2 RV Park will be a Special Exception

C-3 RV Park will be by Right

C-4 RV Park will be by Right

RV's may also be stored on all properties within Hancock County Mississippi on properties on which there exist a primary dwelling.

III. Purpose- The purpose of this section is to provide minimum standards for overnight Recreational Vehicle Parks and the general use of Recreational Vehicles.

- A. Permissible use and location- A recreational vehicle shall only be used as temporary occupancy for travel and recreational purposes, and when used as such, it must be located within a recreational vehicle park. Each RV shall have a current license tag and shall be maintained in road worthy condition. Recreational Vehicle use outside a recreational vehicle park is not allowed. A recreational vehicle is ready for highway use if it is on its well-conditioned, road ready wheels or jacking system, is attached to the site only by quick disconnect type utilities and securing devices and has no permanently attached additions. A recreational vehicle park shall be allowed as stated in the Chart of Uses or as allowed in Article VI as a nonconforming use.

IV. Recreational Vehicle Park Size, Density and Location-

- A. Minimum of five (5) acres of land held as a single parcel.
- B. Minimum density of ten (10) recreational vehicle sites.
- C. Maximum density of twenty (20) recreational vehicle sites per acre.

V. Recreational Vehicle site-

- A. Minimum standard recreational vehicle site shall be one thousand five hundred (1,500) square feet and shall be a minimum of fifty (50) feet in length and a minimum of thirty (30) feet in width. Roadways shall not be included in the calculation of the recreational vehicle space requirement.
- B. Minimum of ten (10) feet separation of recreational vehicles from each other and from other structures.
- C. No part of a recreational vehicle or any accessory use placed on a recreational vehicle site shall be closer than five (5) feet to a site line.
- D. Each site shall contain a stabilized parking pad of shell, marl, gravel or other suitable material.

VI. Traffic Circulation-

- A. All recreational vehicle parks shall abut upon a public dedicated street for at least one hundred (100) feet and shall be provided with safe and convenient vehicular access from such street.
- B. Entrance and exit driveways shall not be located closer than one hundred twenty (120) feet from the intersection of public streets.
- C. No primary entrance or exit from an RV park shall be permitted through a residential district nor require the routine secondary movement of traffic to and from the park through a residential district.

- D. No entrance and exit from an RV park shall require an acute angle for vehicles moving in the direction intended and radius of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached.
- E. Streets in RV Parks shall be private, but shall be constructed with a stabilized roadway that is regularly and properly maintained. Materials and construction methods shall be as approved by the County Engineer. The street shall meet the following minimum stabilized roadway width requirements:
 - 1. One-way: Eighteen (18) feet if the road serves sixty spaces or more; fourteen (14) feet if road serves less than sixty spaces; twelve (12) feet for a one-way internal road between campsite clusters without individual space access.
 - 2. Two-way: Twenty-four (24) feet wide.
 - 3. Parking: Parking along internal roadways is allowed only when a parking lane, eight (8) feet wide is provided in addition to the roadway. The parking lane(s) shall meet the same surface requirements as the roadway.
 - 4. Turnarounds shall be provided for all dead-end roads. The minimum diameter of a required turnaround shall be one hundred (100) feet.
 - 5. At least one (1) parking space shall be provided at the recreational vehicle site. Each parking space shall be composed of stabilized compacted material (shell, marl, gravel, paving or other suitable material). Each parking space shall be at least nine (9) feet wide and twenty (20) feet long.

VII. Accessory Uses. Management headquarters, recreational facilities, toilets, dumping stations, showers, coin operated laundry facilities and other uses and structures customarily incidental to operation of a recreational vehicle park are permitted as accessory uses in recreational vehicle parks in districts where such uses are not allowed as principal uses, subject to the following restrictions:

- A. Such establishments and the parking areas primarily related to their operation shall not occupy more than five (5) percent of the gross area of the park.
- B. Such establishments shall be restricted to serve only occupants of the park.
- C. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than patrons of the park.
- D. 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 a park.

VIII. Park open space and recreational areas.

- A. A minimum of eight (8) percent of the gross recreational vehicle park area shall be set aside and developed as common use areas for open or enclosed recreational facilities. No required landscape set aside, street, storage area, recreational vehicle site or utility site shall be included in meeting recreational purposes.
 - B. Recreational vehicle park buffer set aside and screening-Each recreational vehicle park shall have a buffer set aside along the perimeter of the property line; the buffer set aside shall be landscaped and used for no purpose other than landscaping.
 - C. Minimum park front set aside shall be Twenty-five (25) feet, except when a recreational vehicle park fronts on a State or Federal highway; then the minimum shall be Fifty (50) feet.
 - D. Minimum park side set aside; when abutting a residential district the buffer set aside shall be Fifty (50) feet; when abutting an agriculture district or public right of way the side set aside shall be Twenty-five (25) feet; when abutting any other zoning district, the side set aside shall be Ten (10) feet along the interior lot line.
 - E. Minimum rear set aside; Ten (10) feet except when the rear yard abuts a residential district or dedicated public right of way, then the minimum shall be Twenty-five (25) feet.
 - F. The recreational vehicle park shall be enclosed by a fence, wall, landscape, screening, earth mounds or by other designs approved by the Planning Commission or Board of Supervisors which will compliment the landscape and ensure compatibility with the adjacent environment.
 - G. Where the required set asides contain access to the public right of way, no fence, planted buffer or similar visual obstructions shall be located such that an impediment to clear sight is created.
 - H. Permanent structures on the site shall meet minimum zoning district setbacks and buffers as may be required by the Hancock County Zoning Ordinance.
- IX. Permanent Occupancy Prohibited and Renting of Recreational Vehicles Prohibited.
- A. A recreational vehicle shall not be considered or utilized as a residential dwelling. No recreational vehicle shall be used as a permanent place of abode, occupancy or accommodation. Any occupancy of a recreational vehicle within a recreational vehicle park, whether continuous or part time, whether by a single individual, family or a succession of individuals, extending beyond Thirty (30) days in a three month period shall be considered to be permanent occupancy and thus disallowed. Rental of recreational vehicle units is also prohibited. A recreational vehicle shall also not be stationary for more than Thirty (30) days within a three month period at a permitted site, and such stationary activity will be deemed permanent occupancy and prohibited. Any such use of premises in that manner shall terminate the right of use of that premises as a recreational vehicle park. The owner/operator of the recreational

vehicle park shall maintain a record identifying the vehicle and showing the occupancy dates of said vehicle.

- B. Any action toward the removal of the wheels of a recreational vehicle is hereby prohibited. Permanent construction, placing of permanent decks, landings or enclosed spaces as accessory to a recreational vehicle, or to attach the vehicle to the ground is hereby prohibited. Accessories that are a part of the recreational vehicle and can be readily removed can be used but may not be attached to the ground or made permanent addition to the campsite. (i.e. handicap ramps, awnings).
- C. Any recreational vehicle park or sites subject to the Hancock County Flood Damage Prevention Ordinance shall comply with said ordinance.
- D. An owner/operator shall have the right to establish a site built dwelling, manufactured home, or modular dwelling as allowed by the Hancock County Zoning Ordinance and the Chart of Uses to accommodate the person owning, managing or maintaining the facility.

X. Park Utilities.

Park shall provide all sites with hookups for 50 amp power. Where a connection to a public utility is available for water or sewage disposal, the park shall be connected. If sewage is not available, the establishment of an onsite treatment facility shall be permitted. The facility shall meet all conditions for effluent discharge as may be required by the Mississippi Department of Environmental Quality and sanitary operation as may be required by the Mississippi Department of Health. Where public utility water is not available, a central water system may be provided as long as it meets all requirements of the Mississippi State Department of Health.

Storm water sewers shall be separate and apart from any sewer intended for the conveyance of sanitary sewage. All utility receptacles and facilities shall be designed in such a manner as to provide protection of the receptacle or facility from damage.

One recreational vehicle sanitary waste disposal station shall be provided for each one Hundred (100) recreational vehicles sites, or part thereof, which are not equipped with individual sewer connections.

Sanitary waste disposal stations shall be located not less than fifty (50) feet from a recreational vehicle site.

The disposal hatch of a sanitary disposal station shall be connected to the park sanitary sewage system.

XI. Recreational vehicle flushing facilities.

- A. A means for flushing the immediate area of a sanitary waste disposal station and a camping vehicle holding tank shall be provided at each sanitary waste station. If

individual sewer connections are provided, one flushing facility shall be provided for each one hundred (100) recreational vehicle sites or part thereof. Flushing facilities shall be located not less than fifty (50) feet from a recreational vehicle site. Adjacent to the flushing outlet there shall be posted a sign constructed of durable material, not less than two (2) feet square, and inscribed thereon in clearly legible letters shall be - "Danger-Not To Be Used For Drinking Or Domestic Purposes".

XII. Recreational vehicle water station.

A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every one hundred (100) recreational vehicle sites or part thereof. These shall be located not less than fifty (50) feet from a sanitary station. The station shall be posted with signs of durable material, not less than two (2) square feet in size and inscribed thereon in clearly legible letters shall be: "Potable Water-Do Not Use To Flush Waste Tanks".

XIII. Sanitary Conveniences.

Toilet, urinal, lavatory and shower facilities shall be provided and, at minimum, comply with the sanitary regulations of the Mississippi State Board of Health.

XIV. Lighting.

A minimum equivalent to a 175 watt mercury vapor type light shall be provided at the park entrances, intersections, service buildings, sanitary stations and other similar areas within the park. All lights shall be arranged such that the illumination provided by these lights does not become a nuisance to adjoining property owners.

XV. Refuse disposal.

- A. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions.
- B. Durable, watertight, easily cleanable refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than three hundred (300) feet from any camp or picnic site unless provided at the campsite. For parks exceeding 20 spaces, dumpsters will be required at the rate of four cubic yards per 20 spaces; otherwise, refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent

thereof if containers are provided at individual campsites. Refuse shall be picked up not less than twice weekly.

- C. All solid waste generated by a recreational vehicle park shall be stored and disposed of in accordance with the Mississippi State Board of Health regulations governing solid waste management and the codes and ordinances of Hancock County governing the same.

XVI. Nonconforming uses.

- A. A legal nonconforming recreational vehicle park may be continued so long as it remains otherwise lawful. However, from the effective date of this ordinance, a nonconforming recreational vehicle park may not be enlarged either to increase the number of recreational vehicle sites or to enlarge the total area except in conformity with this ordinance and complete compliance.

XVII. Construction Plan.

A drawn to scale construction plan prepared by an engineer, architect or surveyor shall be submitted to the Code Administration Office, County Engineer and County Fire Marshal. The plan shall be submitted at the time of the site plan application and building permit application. The information provided shall be as follows:

- A. The size of the area and general dimension of the tract of land being developed.
- B. The number, location and size of all recreational vehicle spaces.
- C. Size and location of accessory buildings, playgrounds and other features within the park.
- D. Buffers and setback distances shall be provided where applicable.
- E. The location and width of roadways, driveways and walkways.
- F. The number, location and size of all off-street automobile parking spaces.
- G. The location of all park illumination.
- H. Detailed drawings of the sanitary stations and watering stations.
- I. Detailed drawings of the sewage disposal facilities, including specifications.
- J. Detailed drawings of the refuse storage facilities.
- K. The location and size of water and sewer lines and riser pipes.
- L. Detailed drawings of the water supply if the source is other than public.

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- L. Detailed drawings of the water supply if the source is other than public.
- M. A drainage plan for the park and immediately adjacent properties. Large projects may require before and after drainage plans.
- N. Flood zone information if applicable.

XVIII. Site Plan.

- A. A site plan shall be required for all recreational vehicle park applications with a public hearing on those site plans required. This ordinance also incorporates by reference the requirements for the regulation governing recreational vehicle campgrounds instituted by the Mississippi State Department of Health Publication MSDH400 Section 04A-01, published November 13, 2000, or any later iterations or amendments thereof.
- B. The site plan shall include all options and information necessary to show full compliance of RV Park Ordinances as well as any requirement typical under the Site Plan of the Hancock County Zoning Ordinance.

XIX. Violations of any provisions of this Recreational Vehicle Park Ordinance.

In the event a Building Official finds that any individual or owner of property violates any part of this RV Park Ordinance, regardless of whether the property is in a district allowing by right use or one allowed by Special Exception or Conditional Use, the Building Official may within his authority and discretion notify the property owner and any other individuals violating the Ordinance to terminate all RV Park Operations. Any violation found and cited by the Building Official may result in the imposition of termination of use, fines, court action, mandamus, injunctions, or other actions, and a violation may result in the Building Official permanently stopping all use on that site and/or body-offending persons or owners of the ability to have an RV Park within Hancock County limits, even on properties other than those on which the violation is found and even on properties which may be otherwise by right.

XX. Declaration of an Emergency

In the event it is necessary to invoke the powers and authority granted under the Mississippi Emergency Management Law, the Board of Supervisors reserves all rights to take any action authorized by the Mississippi Emergency Management Law, including, without limitation, the right to rescind or revoke this Ordinance, in whole or in part.

Hancock County Recreational Vehicle Park Ordinance

Zoning and Standards

Adopted February 6, 2017

Revised Section XVI Nonconforming Uses

February 15, 2018

SO RESOLVED ON THIS THE ____ DAY OF _____ 2018

BOARD PRESIDENT