

Fannin County Ordinance

RECREATIONAL VEHICLE PARKS

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1.0 Purpose.

The purpose of this ordinance shall be to ensure that recreational vehicle parks are located, developed and occupied in accordance with standards and regulations which will protect the health, safety, general welfare, and convenience of the occupants of such parks as well as residents of the county.

2.0 Definitions.

As used in this ordinance, unless the context or subject matter clearly requires otherwise, the words and phrases defined in this section shall have the below indicated meanings; provided that, all definitions, rules and regulations defined herein that are in conflict with provisions of other county ordinances, the provisions of the recreational vehicle park ordinance shall prevail.

(1) "Park Model" means a recreational vehicle designed specifically for placement in a recreational vehicle park to be utilized for recreational housing. Park models are distinguished from standard recreational vehicles by the lack of self-contained holding tanks. For purposes of this title, if a unit is not listed in the latest addition of the N.A.D.A. Recreational Vehicle Appraisal guide as a park model, it cannot be considered a park model. Park models do not exceed 11.5 feet in width and they contain 400 square feet of living space or less.

(2) "Recreational Vehicle" means a vehicle or portable structure built and designed to be used for temporary occupancy or travel, recreational or vacation use. Said vehicles contain plumbing, heating and electrical systems which are operated with or without connection to outside utilities. Recreational vehicles shall include, but are not limited to, campers, motor homes, camping trailers, tent trailers, fifth wheels and travel trailers.

Tents are excluded. A recreational vehicle shall have a body width of no more than nine (9) feet and a body length of no more than (40) feet when factory equipped for the road.

(3) "Recreational Vehicle Site, Space or Lot" means a plot or parcel of ground within a recreational vehicle park intended for temporary location of a recreational vehicle.

(4) "Recreational Vehicle Park" means a tract or parcel of land upon which two or more recreational vehicle sites are located, for occupancy by recreational vehicles as temporary living quarters for recreational or vacation purposes.

(5) "Sanitary Station or Sanitary Dumping Station" means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks.

(6) "Tent" means an enclosed structure of shelter fabricated entirely or in major part of cloth, canvas, plastic, or similar material used for recreational or vacation purposes.

(7) "Property Owners' Association" means a Georgia corporation responsible for the operation and maintenance of a recreational vehicle park in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel.

3.0 Conditional Use Permit Required.

A recreational vehicle park shall be permitted only upon the issuance of a Special/Conditional Use Permit. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with the conditions imposed by the permit.

4.0 General Requirements.

(1) No recreational vehicle shall be used as a permanent place of abode or dwelling, except for park management, for indefinite periods of time. Human occupancy of a recreational vehicle in a park for more than 240 days in any 12-month period shall be conclusively deemed to be permanent occupancy and is forbidden. Placement of the unit on a foundation or any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, is hereby prohibited.

(2) Except portable awnings and screens that are attached to and carried with the recreational vehicle, no external appurtenances, such as carports, decks, cabanas, porches or patios may be attached to any recreational vehicle while it is in a park.

(3) No space within a recreational vehicle shall be rented for any purpose other than those expressly allowed in this chapter. Renting of recreational vehicles as permanent housing is strictly forbidden.

(4) No person, company, or corporation shall establish or modify a recreational vehicle park, including sale of individual spaces, without first complying with the provisions of this chapter.

(5) Park Model recreational vehicles are permitted in recreational vehicle parks but shall not occupy more than one-fifth (20%) of all available spaces, sites or lots.

5.0 Completion Prior To Occupancy Phasing.

All required site improvements, and other conditions of the special permit shall be met prior to occupancy of any site by a recreational vehicle; provide, that completion may be accomplished by phases if such phases are identified and approved in the special permit.

6.0 Recreational Vehicle Park Location Criteria.

The location of recreational vehicle parks shall be reviewed for harmony with adjoining properties and is subject to future land development and zoning requirements as may be hereinafter adopted by Fannin County in the future. Recreational vehicle parks may only be established on property which meets the following criteria:

- (1) The minimum site area of a park shall be 10 acres.
- (2) Recreational vehicle parks may only be located within the 100-year floodplain or areas considered by the county land development office to be frequently flooded if all County Land Development Rules and Regulations have been met; including, but not limited to all applicable State Regulations. Nothing contained in this provision shall be deemed to suggest that only floodplain areas or areas subject to frequent flooding are to be considered for the placement of a recreational vehicle park.

7.0 Design Standards.

The following are minimum design standards for recreational vehicle parks:

- (1) Density. The number of recreational vehicles permitted in a park shall not exceed a density of 20 units per gross acre. The special permit may limit density further to ensure compatibility with the surrounding areas.
- (2) Spacing and Site Width. There shall be a minimum side to side dimension of 10 feet between vehicles and an end to end dimension of 8 feet. Each recreational vehicle space shall have a minimum width of 24 feet.
- (3) Site Access. Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles

moving in the direction intended, and radii of curbs and pavement at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within 100 feet of the intersection of the park entrance.

(4) Parking. At least one parking space per sale unit and an additional parking space of one per 10 sites for visitor parking shall be provided.

(5) Internal Park Roads. All internal park roads shall be privately owned and maintained.

Park roads shall have a minimum improved width as follows:

(a) The main or central road through the park shall have a right of way of 30 feet with a road bed of 20 feet.

(b) Secondary roads shall have a right of way of 18 feet with a road bed of 12 feet.

(6) Open Space/Recreational Facilities. A minimum of 20 percent of the site shall be set aside and maintained as open space for the recreational use of park occupants. Such space shall be accessible and usable by all residents of the park for passive or active recreation. Parking spaces, driveways, access streets, and storage areas are not considered to be usable open space. The percentage requirement may be reduced to 15% of the site if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided.

(7) Setbacks. No recreational vehicle or building shall be closer than 15 feet from any exterior park property line abutting upon a major street or shoreline or 10 feet from any other exterior park property line. Permanent structures within a park shall have minimum

front and rear yards of 10 feet each, and minimum side yards of 5 feet each. Yard space shall be measured from the wall of the building. Building yard setbacks do not supersede other more restrictive setbacks.

(8) Utilities. All utilities within the park shall be constructed and maintained in accordance with applicable State and local codes.

(a) Electricity: Electricity shall be provided to each recreational vehicle site.

(b) Water: Potable, pressurized water shall be provided to each recreational vehicle site. Each water faucet or supply outlet shall be fitted with a non-removable back-siphonage prevention device.

(c) Watering Station: Each recreational vehicle park shall be provided with one or more easily accessible water supply outlets for filling recreational vehicle water storage tanks, also provided with non-removable back-siphonage prevention devices.

(d) Sewer Service: Sewer service shall be provided to all recreational vehicle spaces and lots.

(e) Sanitary Stations: In addition, each recreational vehicle park shall be provided with one central sanitary dumping station in the ratio of one for every one hundred (100) recreational vehicle sites or fractional part thereof. Sanitary stations shall consist of at least a trapped four inch sewer riser pipe connected to the sewage disposal system and surrounded at the inlet end by a concrete apron sloped to the drain and provided with a suitable hinged cover; and, a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near

the water outlet, indicating that this water is for flushing and cleaning purposes only, not for drinking.

(f) Solid Waste Disposal: Refuse containers shall be placed throughout the park in convenient locations. Refuse containers must be screened from public view on three sides. The refuse containers shall be designed or placed to be resistant to bears and other wildlife. All recreational vehicle parks shall be maintained free of litter and garbage. In addition to the refuse containers placed throughout the park, at least one large (4 yards or greater) container shall be located near the management building.

(9) Storm Drainage. All storm water drainage shall comply with local and State ordinances and regulations for erosion and sedimentation control.

8.0 Accessory Uses.

(1) Accessory Uses. Management buildings, recreational facilities, restrooms, showers, laundry facilities, other uses, and structure customarily incidental to operation of a recreational vehicle park are deemed to be permitted accessory uses in a recreational vehicle park. In addition, grocery stores and convenience shops shall be permitted as accessory uses and are subject to the following restrictions:

Such establishments and the parking area primarily related to their operations shall not occupy more than five percent of the gross area of the park.

(2) All newly installed maintenance buildings, recreation and similar buildings must be permanent structures and meet all local and state building codes. In the event that there are any pre-existing buildings on said property, the same shall be noted on the

initial development plan. The same may be utilized within the park for purposes not inconsistent with this ordinance.

(3) Restroom and Shower Facilities. Restroom facilities shall be provided, and each shall contain showers and toilets connected to the sewage system. The minimum number of such facilities shall be one (1) commode, one (1) hand sink and one (1) shower, for every twenty-five (25) recreational vehicle sites. In the event that the Park is limited and restricted to self contained vehicles, the minimum number of such facilities shall be one (1) commode, one (1) hand sink and one (1) shower for every fifty (5) recreational vehicle sites.

9.0 Park Administration.

The owner(s) of a recreational vehicle park shall be responsible for the development and maintenance of the park in strict conformity with the approved plan and conditions of the special use permit, and all applicable laws and ordinances. Each park shall have a manager or security personnel available 24-hours per day, seven days per week.

10.0 Recreational Vehicle Park Application Procedure.

(1) The applicant shall make application prior to the Commission meeting at which action is desired on forms provided by the county.

(2) The application shall further be accompanied by ten (10) copies of a site plan which shall be drawn to scale and shall be clear and precise. If necessary, the site plan can consist of more than one (1) drawing. The site plan shall contain, but is not necessarily limited to the following:

- (a) Name of the proposed development owner and operator, with addresses and phone numbers, and the name of proposed recreational vehicle park;

- (b) Legal description of the subject tract of land;
- (c) Name address and phone number of the person or firm preparing the site plan;
- (d) Scale of the drawing and north arrow;
- (e) The area and dimensions of the tract of land;
- (f) The maximum number, size and location of all recreational vehicle spaces that would be incorporated;
- (g) The location and width of all streets;
- (h) The location of service buildings, management offices, sanitary stations, recreation areas, and any other proposed facilities or structures;
- (i) Location of all utility easements;
- (j) Specifications of the water supply, sewage disposal, electrical supply, and refuse collection systems;
- (k) Drainage plan (may be submitted on a separate drawing);
- (l) Topography at two feet (2') contour intervals in the area of spaces or lots, and contour intervals of ten feet (10') in other areas;
- (m) A vicinity map.

11.0 Sale and Ownership of Individual Spaces, Sites, and Lots.

Recreational Vehicle Park spaces, sites, or lots may be sold and owned by individuals under the following special permit conditions:

- (1) The original developer of any such park shall establish a property owners' association as a Georgia corporation for the express purpose of future operation and maintenance of the facility with authority to assess and collect fees from property owners.

(2) The property owners' association shall also be responsible for ensuring that no recreational vehicles are occupied as permanent dwellings as described herein; if the property owners' association does not fulfill this duty, then the property owners' association shall be subject to penalties and fines not to exceed \$500 per day of violation.

(3) In the absence of an effective property owners' association, the Fannin County Health Department and Fannin County Sheriff's Department, or its designee, are hereby authorized to issue citations and Magistrate's Court summons to enforce all of the rules and regulations; each day may be considered a separate violation subject up to a \$500.00 fine.

(4) In any recreational vehicle park where lots, spaces, or sites are sold (individually owned), the water and sewage disposal systems must be permitted, regulated and approved by the Georgia Department of Natural Resources, Environmental Protection Division. Sewage treatment and disposal systems regulated by the Fannin County Board of Health and Georgia Department of Human Resources are not permitted unless the recreational vehicle park consists of one common piece of property and only leases spaces, sites, or lots.

Adopted September 26, 2006