

ORDINANCE NO. 2014-10

AN ORDINANCE TO AMEND THE CITY OF HAMILTON ZONING ORDINANCE ESTABLISHING STANDARDS FOR LOCATION AND USE OF RECREATIONAL VEHICLES

WHEREAS, The Code of Alabama, 1975, as amended, Sections 11-52-70 through 11-42-84 empowers the City of Hamilton to enact the Hamilton Zoning Ordinance and provide for its administration, enforcement, and amendment for the purposes of promoting the health and general welfare; and,

WHEREAS, the proposed amendment is reasonable with consideration, among other things, to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality; and,

WHEREAS, the location and use of recreational vehicles for temporary dwellings is appropriate where such uses are compatible with the surrounding use of land and property, and such uses are properly designed for safe, sanitary, and orderly development, and such uses are established for temporary, recreational purposes and not for permanent use or occupancy;

NOW, THEREFORE, BE IT ORDAINED by the Hamilton City Council that the following amendments to the Hamilton Zoning Ordinance shall govern the use of recreational vehicles inside the City of Hamilton, Alabama:

Amendment 1: Article XVI DEFINITIONS of the Hamilton Zoning Ordinance shall be amended to reflect the following new definitions:

Recreational Vehicle- A recreational vehicle, RV, travel trailer, pick-up camper, converted bus, pop-up camper, camper-tent, or similar unit or vehicle designed for use as temporary portable housing or is identified as a travel trailer or recreational vehicle by the manufacturer. A recreational vehicle shall not be defined as a manufactured home, dwelling, dwelling unit, or single-family dwelling within the definitions of this ordinance.

Recreational Vehicle Park- A plot of ground upon which one or more recreational vehicles are occupied for camping or periods of short stay.

Amendment 2: Recreational vehicle parks shall be permitted in all Forestry, Agricultural, Residential (FAR) Districts and B-1 General Business Districts. The following shall be added to the Hamilton Zoning Ordinance:

Section 60.1 FAR Forestry, Agricultural, and Rural Residential District shall be amended to reflect the following:

Uses Permitted on Appeal:

Recreational Vehicle Parks provided that all such uses shall meet all of the requirements of Section 128 of this ordinance.

Section 62.5 Table of Permitted Uses shall be amended to reflect the following:

Permitted Uses	B-1	B-2	M-1	M-2
Recreational Vehicle Parks	X (see Sec. 128)			

Amendment 3: Design of Recreational Vehicle Parks the following amendment shall be added as Section 128 of the Hamilton Zoning Ordinance:

Section 128. Design and Occupancy of Recreational Vehicle Parks.

Within the City of Hamilton recreational vehicles shall not be occupied except as temporary residences in accordance with this article, and within districts permitting or permitting recreational vehicle parks. Recreational vehicle parks (RV parks) shall meet the following standards:

- A. RV parks shall be located on a lot of at least 1 acre in size.
- B. RV parks shall be located away from major arterials and adequately screened from public view. Minimum setbacks shall be as follows: Front- 60 feet, side- 20 feet, rear- 40 feet.
- C. RV parks shall be limited to 15 units per acre. Each unit shall be located in a separate space within the park. Recreational vehicle spaces shall be not less than 35 feet in width and 80 feet in length.
- D. RV parks shall have adequate water, sewer, and electric utilities to serve occupants. Utilities shall be provided by a master meter in the name of the person operating the park.
- E. Access to the park shall be from a public street of sufficient capacity to accommodate traffic. Access shall be limited to not more than one driveway per 250 feet of frontage or portion thereof; and driveways shall be arranged not less than 250 feet apart. Individual driveways for recreational vehicle spaces shall not be permitted.
- F. Internal circulation shall be provided. To the extent possible, spaces may not front on dead end drives, but the park shall be served with circulating loops. Single lane roads shall be a minimum of 15 feet in width. Double lane roads shall be a minimum of 20 feet in width. Fifteen feet of clearance shall be provided to each side of any road. An overhead clearance of 16 feet shall be provided for any area to be passed through or occupied by an RV.
- G. Permanent structures shall be limited to those facilities necessary to the operation of the park that serve the entirety of the park occupants, including but not limited to business offices, storage buildings, sanitary and other facilities necessary to serve the entirety of the park's occupants. Individuals and occupants of the park shall not be permitted to construct permanent facilities.
- H. Occupancy shall be temporary and shall not exceed 180 days in duration. After 180 days, occupants shall be required to remove or relocate recreational vehicles for a period of at least 10 days. Park operators shall keep a record of occupancy sufficient to demonstrate the date of arrival of each park occupant. The record shall be available for inspection upon request by any authorized official of the City of Hamilton.
- I. A site plan demonstrating compliance with this ordinance shall be approved by the City of Hamilton Planning Commission prior to establishment of any recreational vehicle park.

BE IT FURTHER ORDAINED, this Ordinance shall become effective upon final reading and publication, public health, safety, and welfare requiring it.

Wade Williams,
Mayor

Jan Williams,
City Clerk

Attest:

- E. Access to the park shall be from a public street of sufficient capacity to accommodate traffic. Access shall be limited to not more than one driveway per 250 feet of frontage or portion thereof; and driveways shall be arranged not less than 250 feet apart. Individual driveways for recreational vehicle spaces shall not be permitted.
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