

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.