

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 17, 2018

SUBJECT: Continued Discussion - LDC Text Amendment for RV Parks and Park Model RV Parks (TX-2018-04)

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Text Amendments

SUMMARY OF REQUEST:

Due to recent application for new Recreational Vehicle (RV) Parks, the Planning Board was directed to review the current standards and provide draft recommendations to the Commissioners to address certain issues that arose during these application reviews. At the March 15th Planning Board meeting, staff provided the Board with photos of park model homes and information regarding the current Land Development Code (LDC) regulations. Following Board discussion, it was agreed that staff would present some draft amendments at the April meeting and the Board would continue its discussion on the item.

At the April Planning Board meeting, staff presented draft text amendment language to the Board to address some of the concerns that have been discussed. Ms. Crystal Lyda also answered questions about RV/Park Model designations related to State Building Code Standards and the Department of Insurance. After some discussion, the Board tabled the matter until the May meeting asking staff to bring back additional options related to unit spacing requirements and percentage of park models allowed in an RV Park.

BOARD ACTION REQUESTED:

The Land Development Code requires the Planning Board to make a recommendation to the Board of Commissioners on the proposed text amendment. Staff has provided draft amendment options for the Planning to consider. The Planning Board may make a recommendation on these amendments or continue its discussion to the June meeting. A suggested motion is provided if the Board wishes to forward the amendments to the BOC.

Suggested Motion:

I move that the Planning Board recommend the Commissioners (approve, deny or approve with modification) the proposed LDC Text Amendment (TX- 2018-04) as discussed and that this amendment is consistent with the County Comprehensive Plan.

Park Model/Tiny Home and RV Park Draft Text Amendments

Recommended changes are highlighted in red.
Amendment Options in blue.

Issue: Questions and concerns have been raised with recent applications for new RV Parks as to the current standards. The Board of Commissioners directed the Planning Board to review these issues and provide draft. Based on the Planning Board discussion at its April meeting, staff has provided some additional amendment options.

Text Amendment A: RV (Recreation Vehicle) Park

Recommendation: Amend the SR standards for RV Parks.

SR 4.15. Recreational Vehicle Park

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) **Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.**
- (5) Recreational Vehicle Spaces. *Recreational vehicle* spaces shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet. A *recreational vehicle* space may contain up to **two (2)** ~~four (4)~~ campsites for tent set-up. No *recreational vehicle* space is permitted in the ~~100-year floodplain~~ **floodway and in accordance with §42-235.2 (F).**
- (6) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: *recreational vehicle/park model home* spaces, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the use and enjoyment of *recreational vehicle park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (7) Operations. The *recreational vehicle park*:
 - a. Shall provide rental spaces:
 1. For the location of *recreational vehicles*, ~~park model homes~~ and/or tent set-up,
 2. Which may contain an open or covered ~~porch~~ **picnic area** not exceeding 15 feet in height and not to exceed ~~400~~ **100** square feet in area, and
 3. Which have no point of direct access not indicated on the *site plan*, **and**
 4. **Which have no accessory storage structures, porches, or decks,**
 5. **Which are setback fifty (50) feet from perennial streams;**
 - b. May contain *structures* ancillary to the ~~use~~ **RV Park**;
 - c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
 - d. Shall provide, at the time of application, an evacuation plan for a natural disaster event.
 - e. **Shall be permitted one (1) designated fire pit.**
- (8) **Recreational Vehicles. All recreational vehicles, excluding park models, must have a current tag, have no underpinning, and tires must be operational.**
- (9) Park Models. A recreational vehicle park may contain park model RV's that are for overnight or seasonal accommodations. Only 10% of the RV Park spaces may contain

- a park model unit. Park models may contain an open or covered porch not to exceed 150 square feet. Park models shall not be located in the 100-year floodplain and must have a minimum separation of twenty (20) feet between units.
- (10) **Roads.** Roads located in the RV Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
 - (11) **Duration.** Recreational vehicles shall not be located in the RV Park longer than 180 consecutive days. The owner of the RV Park shall maintain the approved site plan of the park spaces and provide the County with a report to confirm duration requirement. Such report shall be submitted to the County annually or as requested to determine a violation status.
 - (12) **Solid Waste Collection.** The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).
 - (13) **Sewage System.** ~~Recreational vehicle/park model home spaces shall not be provided individual hookups to a septic tank, approved public or community sewage disposal system or municipal sewage disposal system; instead, a central dump station shall be provided for the use of all occupants.~~ A recreational vehicle park may provide a central dump station, or individual hookups to a septic tank(s), approved *public, community or municipal sewage disposal system*. A recreational vehicle park shall connect to a *municipal sewage disposal system* when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces proposed for the *recreational vehicle park*. If a *park* is located more than 2,500 feet from an existing *municipal sewage disposal system*, such connection shall not be required. **All sewage systems must be approved by the applicable review agency.**
 - (14) **Common Area Recreation and Service Facilities.** Those facilities within the *recreational vehicle park* shall be for the sole purpose of serving the overnight guests in the *park*, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).
 - (15) **Density.** Recreational vehicle parks that utilize a central dump station or septic tank(s) shall be allowed a density of ten (10) spaces per acre, and twenty (20) spaces per acre with an approved *public, community or municipal sewage disposal system*.

Text Amendment B: Park Model Recreational Vehicle Park

Recommendation: Add a new use to the LDC to allow Park Model Recreational Vehicle Parks. Add Park Model RV Parks to the permitted use table and add a new SR standard for Park Model RV Parks.

USE TYPE	GENERAL USE DISTRICT											
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
1. RECREATIONAL USES												
<i>Recreational Vehicle Park</i>	S	S	S	S	S		P	P	P			4.15
<i>Recreational Vehicle Park, Park Model</i>	S	S	S	S	S		S	S				4.16

SR 4.16 Park Model Recreational Vehicle Park

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Minimum Size. A park model RV park must be a minimum of five (5) contiguous acres.
- (5) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.
- (6) Park Model Spaces. *Park model home* space shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet, and have a minimum separation of twenty (20) feet between units. No *park model home* space is permitted in the 100-year floodplain or floodway.
- (7) Open Space. A minimum of twenty-five (25) percent of the project area must be designated as open space or *common area*. *Common area* shall be accessible for the use and enjoyment of *park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (8) Park Model Units. Each individual park model unit:
 - a. May contain one (1) accessory storage structure not to exceed to thirty-six (36) square feet (OPTION: 144 square feet, 12x12 building)
 - b. May contain an open or covered porch or deck, which may be screened but not enclosed, and not exceeding 15 feet in height and not to exceed 400 square feet in area;
 - c. May provide underpinning;
 - d. Shall clearly display the space number as shown on the approved site plan for the park; and
 - e. Shall not contain other types of recreational vehicles other than park models.
- (9) Layout. Park model spaces shall be arranged to allow adequate parking for each unit, and must be oriented in a uniform manner along roads either parallel, horizontal or angled so long as all units on a single road are positioned in a like fashion.
- (10) Roads. Roads located in the Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
- (11) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification).
- (12) Sewage System. The park may provide a central dump station, or individual hookups to a septic tank(s), approved *public, community or municipal sewage disposal system*. The park shall connect to a *municipal sewage disposal system* when the system is located within a distance equal to the product of 50 feet multiplied by the number of spaces. If a park is located more than 2,500 feet from an existing *municipal sewage disposal system*, such connection shall not be required. All sewage systems must be approved by the applicable review agency.
- (13) *Common Area Recreation and Service Facilities*. Those facilities within the Park shall be for the park owners or their guests, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).
- (14) Density.

(OPTION 1: Parks that utilize septic tank(s) shall be allowed a density of ten (10) spaces per acre, and twenty (20) spaces per acre with an approved *public, community or municipal sewage disposal system.*)

(OPTION 2: The maximum density shall be 4 units per acre.)

(OPTION 3: The standard density of the zoning district shall apply.)