

ORDINANCE AMENDMENT: Request submitted by John Ballou Jr. to amend section 2-2 of the Unified Development Ordinance to adjust definitions for manufactured home park and recreational vehicle and to add a definition for recreational vehicle, park model; to add subsection 14-14.17 to allow recreational vehicles to be located within manufactured home parks subject to specific restrictions outlined in the proposed new section; and to amend subsection 18-5.2(F) to clarify requirements for temporary and permanent recreational vehicles located within special flood hazard areas; and to approve Plan Consistency Resolution No. 2020-0009.

A request has been submitted by John Ballou Jr. to amend the Unified Development Ordinance to allow recreational vehicles (RVs) to be located within manufactured home parks subject to specific criteria outlined in the draft ordinance.

The draft proposes to accomplish the following:

- Amend the definition of manufactured home park to indicate that recreational vehicles may also be permitted in manufactured home parks subject to meeting specific criteria.
- Amending the definition of recreational vehicle as well as requirements contained in the flood damage prevention ordinance related to RVs to provide consistency with the NC Coastal Model Flood Damage Prevention Ordinance.
- Adding a new definition for “Recreational vehicle, park model” consistent with the definition contained in the American National Standards Institute (ANSI) specifications for park model recreational vehicles.
- Add specific restrictions related to RVs in manufactured home parks, including:
 - o Prohibiting an RV within a stall that also has a manufactured home or another RV.
 - o Setting a minimum stay of one-month for RVs in manufactured home parks.
 - o Prohibiting storage of RVs, except for RVs contained within approved RV storage areas designated for use by the park occupants.
 - o Capping the percentage of RVs allowed in a manufactured home park at 49% of the total approved number of stalls within a park.
 - o Establishing requirements for permanent and temporary installation of RVs in accordance with guidance from the NC Department of Insurance.

Note: Please note this draft has been reviewed by staff related to code-related requirements and ordinance structure. While the draft retains the substance of the applicant’s request, the aforementioned staff comments have been incorporated into the version of the draft provided to the Board. Should the Planning Board or Council desire staff to conduct any additional research on this topic (e.g. researching similar municipal ordinances, etc.), the item would need to be tabled to a future meeting date to allow time for the desired research to be conducted.