

On motion by Melvin Joe Johnson seconded by Ted Tullos, with all members present voting aye, the Board adopted an Ordinance amending the text of the Land Use Regulations Ordinance in the City of McComb, Mississippi, with regard to Recreational Vehicles (RV) and RV Parks.

ORDINANCE # 09:09/13

ORDINANCE AMENDING THE TEXT OF THE LAND USE REGULATIONS
ORDINANCE IN THE CITY OF MCCOMB CITY, MISSISSIPPI, WITH REGARD
TO SPECIAL USE PERMITS

WHEREAS, pursuant to Sections 17-1-3 and 17-1-5, Mississippi Code 1972, the Board of Mayor and Selectmen of the City of McComb City, Mississippi, did pass and adopt the City of McComb City Comprehensive Land Use Regulations Ordinance, #16:11/87, at its Regular Board Meeting on November 10, 1987; and,

WHEREAS, said Ordinance was recodified and did take full force and effect on November 15, 2006; and,

WHEREAS, pursuant to Section 8.1 of the City of McComb City Comprehensive Land Use Regulations Ordinance, the City of McComb City desires to amend said Ordinance and has therefore, filed public notice of said amendments and conducted a public hearing before the City of McComb Planning Commission on May 20, 2013; and,

WHEREAS, the City of McComb Planning Commission has recommended the approval of said amendment to the City of McComb City Comprehensive Land Use Regulations Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Selectmen of the City of McComb City, Mississippi, as follows, to-wit:

SECTION I. That the following amendments be adopted:

ARTICLE IX. DEFINITIONS

9.202 Terms used herein shall be defined as follows:

Recreational Vehicle (RV). A vehicular type unit designed as temporary living quarters for recreational or employment-related vocational use, which either has its own motor power or is mounted on or drawn by another vehicle. For the purposes of this Ordinance, such recreational vehicles (RVs) shall be considered a vehicle used for recreational or vacation purposes and not as a structure. This definition includes, but is not limited to, the terms "travel trailer," "transient trailer," "camping trailer," "campers," "truck camper," "motor home," and "pick-up truck."

Recreational Vehicle (RV) Park. A parcel of land upon which sites are rented or leased for the temporary or periodic placement of recreational vehicles as temporary living quarters for recreational or vacation purposes.

Recreational Vehicle (RV) Site. A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle or other individual camping unit on a temporary basis.

ARTICLE III. ESTABLISHMENT OF DISTRICT REGULATIONS

Sec. 3.11. S-O Special Use Overlay District.

Sec. 3.1102 Types of districts.

G. RVP – Recreational Vehicle Park (RVP) Overlay District:

This district is established to provide a location and standards for the formation and the installation of parcels of land to be used for recreational vehicle (RV) parks.

1. The RVP Overlay District may only be implemented in conjunction with A-1, C-2, and C-PL underlying zoning districts.
2. The creation and the formation of an RV park is subject to the City of McComb's subdivision regulations found in the City's Land Use Regulations Ordinance, as well as the following criteria.
3. The procedure to create the RVP Overlay District shall be in conformity with Section 3.1103 Procedure and regulations for establishing Special Use Overlay District.
4. The minimum size of a RV park shall be two (2) acres.
5. A minimum of ten (10) sites shall be provided in each RV park.
6. The minimum RV site shall be one thousand (1,000) square feet.
7. The minimum RV site width shall be twenty-four (24) feet.
8. The minimum separation of vehicles from each other and from other structures shall be eight (8) feet.
9. Each RV site shall contain a stabilized parking pad of concrete or other suitable material as determined by the City's Public Works Department.
10. All RV parks shall abut an arterial or collector street and have direct access from such street.
11. Entrance driveways shall be located not less than one hundred (120) feet from the intersection of public streets and sidewalks.
12. Sidewalks shall be constructed along at least one (1) side of the RV park entrance driveway.
13. Streets in RV parks shall be private but shall be hard surfaced. The streets shall meet the following minimum stabilized travelway width standards:
 - a. A one-way street shall be fifteen (15) feet.
 - b. A two-way street shall be twenty (20) feet.
14. Turnarounds shall be provided for all dead-end roads over one hundred (100) feet in length. The minimum radius of a required turnaround shall be eighty (80) feet.
15. Management headquarters, toilets, dumping stations, showers, benches, grills, pads, and other uses and structures customarily incidental to operation of a RV park are permitted as accessory uses to the park as determined by the Director of Inspections and Zoning, subject to the following standards:
 - a. Such uses and structures and the parking areas related to their operation shall not occupy more than five percent (5.0%) of the gross area of the RV park.
 - b. Such establishments shall be restricted in their use to occupants of the park.

- c. Such establishments shall present no visible evidence from any street outside the park of their character that would attract customers other than occupants of the park.
 - d. The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within an RV park.
16. RV parks shall conform to the criteria set forth in Section 3.13.04 Landscaped Buffer Requirements of the Land Use Regulations Ordinance. If there is any question regarding buffer requirements, then the Director of the Inspections and Zoning Department shall have final say on the matter.
 17. No RV shall be permanently occupied as a dwelling or in any other capacity. Continuous occupancy in a recreational vehicle extending beyond five (5) months in any twelve- (12-) month period shall be deemed to be permanent occupancy.
 18. Any action toward removal of wheels of an RV, except for temporary purposes or to attach the vehicle to the ground for stabilizing purposes, is prohibited.
 19. An RV left in one (1) location over an extended period of time shall be removed from its site and stored by the City of McComb's police department. Removal costs and storage fees shall be paid by the owner of the RV. If the owner of an RV chooses to move it during some period other than the period specified, then it shall be responsibility of the owner of the RV to provide to the manager of the RV park and to the Director of the Inspections and Zoning Department a sworn affidavit from another person, specifying the actual period during which it was removed from the site. This provision shall not apply to any RV renting or leasing of a site for a period of less than six (6) months, as shown by the records of the RV park manager.
 20. A minimum of fifteen percent (15.0%) of the gross RV park area shall be set aside and developed as common use areas for open or enclosed recreation facilities. No required buffer area, street, storage area, RV site, or utility site shall be included in meeting the open space and recreational area requirement.
 21. RV park utilities and facilities shall be provided in accordance with the requirements of the City's Public Works Department, the Pike County Department of Health, and all applicable city codes and ordinances and state regulations.
 22. Drainage must be accomplished as required by the City's Land Disturbance and Erosion Control Ordinance.
 23. RV parks shall be connected to public utilities. No septic tanks or drain fields shall be allowed.
 24. Adequate lighting shall be provided for all streets, walkways, driveways, buildings, and other facilities in the RV park.
 25. Storage, collection, and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents, or other nuisances.

26. Durable watertight refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station, or at a central storage area readily accessible and located not more than three hundred (300) feet from any camp or picnic site unless provided at the RV park.
27. Dumpster sites shall be provided with a supply of running cold water and stormwater drainage facilities to accommodate the washing out of dumpsters and appropriate disposal of runoff.
28. Dumpsters shall be set back at least fifty (50) feet from any external street line or right-of-way and shall be screened from any public rights-of-way or adjoining residential area by a landscaped solid fence. Dumpsters shall be provided and maintained in compliance with the Mississippi State Department of Health regulations.
29. All solid waste generated by an RV park shall be stored and disposed of in accordance with the Mississippi Department of Environmental Quality and all other applicable regulations governing solid waste management and the codes and ordinances of the City of McComb governing solid waste.

SECTION II. That this Ordinance shall take effect and be in full force and effect on and after November 15, 2013.

PASSED AND ADOPTED, first as to sections, then as a whole at the September 24, 2013, regular meeting of the Board of Mayor and Selectmen of said City by the following vote:

Voting Aye: Tommy McKenzie, Ted Tullos, Michael Cameron
Tammy Witherspoon, Melvin Joe Johnson, Andranette Jordan
Voting Nay: None
Present and Not Voting: None
Absent and Not Voting: None

APPROVED: /s/ Whitney Rawlings
Whitney Rawlings, Mayor

ATTEST: /s/ Jeannette P. Butler
Jeannette P. Butler, City Clerk