

§ 4.03.11 OPERATING STANDARDS FOR EXISTING TRAVEL TRAILER PARKS.

It is the intent of this section to set minimum standards for existing campgrounds which have been developed for occupancy on a temporary basis. A travel trailer or recreational vehicle is not a residential structure, but is a vehicle in which people live temporarily. Throughout this section, use of either of the phrases "travel trailer" or "recreational vehicle" shall be deemed to include both as defined in Article 11, Definitions.

(A) *Sanitation facilities.* All toilet, shower, lavatory and laundry facilities, provided:

- (1) Shall be maintained in a clean and sanitary condition;
- (2) Shall be kept in good repair;
- (3) Shall be safely and adequately lighted;
- (4) Shall be easily accessible and conveniently located to all spaces;
- (5) Shall be constructed according to applicable building codes and maintained in compliance with all rules and regulations of the County Health Department; and
- (6) Shall conform to any and all applicable laws of the town, the county and the state.

(B) *Safe water supply required.* A safe, adequate and conveniently located water supply must be provided within each park. All water supply systems shall be installed, altered and operated pursuant to the state and County Health Department guidelines, rules and regulations.

(C) *Sewage disposal.* Each park shall provide and maintain at least one sewage disposal station (dump station) within the park, operated and constructed pursuant to all statutes, rules and regulations of the state and the County Health Department. All sewage disposal systems shall be installed, altered and operated pursuant to all applicable state statutes, and state and/or county rules and regulations.

(D) *Garbage and solid waste.* Each park shall provide solid waste storage, collection and disposal within the park in such a manner as to not create a health hazard, promote rodents or insect breeding, or cause accidents, a fire hazard or a nuisance from the odor. In addition, each park shall provide a minimum of one leak-proof container with a tight-fitting lid and a capacity of at least 20 gallons for every two spaces within the park. Such containers shall be no more than 150 feet from any space and stored in such a manner as to prevent spillage. Alternate methods of solid waste collection may be approved on an individual park basis by the director of public works. Approval of alternate systems will not be arbitrarily withheld provided that the collection systems would appear to the director to comply with the spirit of this provision.

(E) *Electrical services.* Where electrical service is provided, the installation and use of such facilities shall conform to all applicable codes and be subject to inspection by the town building inspector.

(F) *Manufactured homes prohibited.* It shall be unlawful for a person to park or store a manufactured home in a travel trailer park.

(G) *Road worthiness required at all times.* Each park shall maintain a permanent record book which shall be available during regular business hours of the park for inspection by the Town Building Inspector, containing the following information:

(1) Name and address of owners of each travel trailer or recreational vehicle located within the park at any point in time;

(2) Date when the vehicle was parked in its current location;

(3) License plate numbers for each vehicle. Every travel trailer or recreational vehicle located within the town shall maintain a current license plate issued by the state or the department of motor vehicles or similar agency within the state where the vehicle is registered;

(4) A notation as to the date of each inspection by park officials to verify that each vehicle is properly licensed and road worthy. **ROAD WORTHY** shall be defined as being fully intact so that the vehicle can be removed from the park within a reasonable time in the event that an emergency situation arises requiring evacuation of the island. A vehicle that has the tongue or other device needed to tow the vehicle removed, the axles removed, flat tires, missing tires or tires in extremely poor condition shall not be considered road worthy; except that vehicles designed with a quick-release system relating to the tongue or other towing device, may detach the device and store it within close proximity of the vehicle. Additionally, vehicles that, for whatever reason, are neither capable of self-propulsion nor towable by a light-duty truck as originally designed by the manufacturer shall not be considered road worthy. Any vehicle requiring a Department of Transportation permit or any other special permit for towing is specifically prohibited from placement within any travel trailer park. Additionally, any vehicle in excess of 320 square feet, as measured in the towing mode, is prohibited within any travel trailer park; and

(5) In connection with this subsection, each park in existence at the time of the adoption of this amendment shall submit a park design to the Building Inspector within 30 days, indicating the number of spaces within the park, their relative positions and all streets within the park. All spaces should be appropriately numbered on the design and following approval of the numbering system by the building inspector, such numbers must be displayed within the park.

(H) *Structural attachments to travel trailers are prohibited.* All structural improvements or additions to a travel trailer or used in connection with a travel trailer which might contribute to a delay or the inability to readily remove that or any other trailer from its parking space are prohibited. In addition, all attachments or improvements to travel trailers or used in connection with travel trailers not herein specifically permitted are prohibited.

(1) The following attachments or improvements are permitted:

(a) Any addition built into the travel trailer by the manufacturer and designed to fold out or extend from the trailer which does not interfere with the immediate removal of the trailer or any other travel trailer;

(b) Decks which are:

i.) Properly anchored;

ii.) Not in excess of ten feet by 20 feet, however, alternate configurations may be approved by the building inspector, on a case by case basis, provided that no deck may exceed 200 square feet. The approval of alternate configurations may not be arbitrarily withheld;

- iii.) No more than ten feet perpendicular to the travel trailer;
- iv.) No more than 20 feet parallel with the travel trailer;
- v.) One level, not more than 16 feet from grade;
- vi.) With or without rails;

vii.) Covered by a canvas awning attached to the travel trailer, but not to the deck itself or a cover certified by a state licensed professional engineer to meet or exceed the 130 mph wind load requirement of the State Building Code, and can be capable of being securely stored within one hour; and

viii.) Not placed in such a manner as to interfere with the removal of the travel trailer that it is used in connection with, or any other travel trailer.

(c) Storage boxes or bins not in excess of three feet by four feet by three feet or storage boxes or bins not in excess of three feet two inches (38 inches) by four feet three inches (51 inches) by six feet five inches (77 inches) or the equivalent Rubbermaid type storage bin which is properly anchored; and

(d) Landscaping or vegetation which does not interfere with the immediate removal of the travel trailer.

(I) *Improvement permits required.* Any improvements or repair activity within a travel trailer park or in connection with a travel trailer, whether within a park or not, may require permits. Any individual contemplating improvements or repair to or in connection with a travel trailer must consult the building inspector before commencing any action.

(1) Uncovered decks to be used in connection with travel trailers require building permits. The application for the building permit must include an engineered drawing of the proposed deck and its position relative to the travel trailer, the street and any other travel trailer nearby. Building permits will be issued jointly in the name of the travel trailer owner and the park and indicate the space number where the activity is approved. No deck shall impede the ingress or egress of any recreational vehicle either to, from or within the travel trailer park.

(2) All development activities shall comply with all state statutes and rules and regulations adopted pursuant to the Coastal Area Management Act.

(3) All development activity located within the town shall conform to FEMA requirements as set out in the flood damage prevention ordinance and as amended from time to time by either FEMA or the Board of Aldermen.

(J) *Compliance.* Campgrounds are required to comply with 44 C.F.R. § 60.3, the 2012 North Carolina Building Code, as amended and this ordinance. New recreational vehicle parks and the placement of recreational vehicles are not permitted in the town, pursuant to State Building Code § G601.1, as amended and the town's adoption of V Zone construction standards throughout Coastal AE Zones.

(K) *Existing campgrounds.* Existing campgrounds are classified as a nonconforming use, subject to the provisions of this section. Expansion of an existing campground is prohibited pursuant to the State Building Code § G601.1, as amended and § [9.01.01](#) of this ordinance. No deviations are allowed without a special use permit pursuant to § [2.06.04](#).

(L) *Recreational vehicles.* Recreational vehicles may be permitted in existing campgrounds provided that the unit is on site for fewer than 180 consecutive days and be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions.

(M) *Evacuation.* In the interest of public safety due to an impending hazardous condition, the Board of Aldermen is authorized to call for the mandatory evacuation of all travel trailers and recreational vehicles. Failure to obey the mandatory evacuation order shall constitute a violation of this ordinance.

(Ord. passed 11-2-2011; Ord. 2013-3, passed 6-17-2013)

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