ARTICLE II. - RECREATIONAL VEHICLE REGULATIONS

Sec. 34-51. - Purpose.

Because of the special issues related to recreational vehicles, including sites, recreational vehicle parks and recreational vehicle subdivisions that are not necessarily associated with other subdivision developments, and for the purpose of promoting the safety, health and general welfare of the residents of such communities and other nearby areas; encouraging the sound and orderly development of such communities and Wayne County; providing adequate light and air; preventing overcrowding of the land; preserving the character of the land and its peculiar suitability for particular uses; promoting secure and desirable living conditions; protecting property against blight and depreciation; and encouraging the most appropriate use of the land and other buildings and structures throughout the county; the governing authority of Wayne County does ordain and enact into law the following provisions as its recreational vehicle regulations.

(Ord. of 5-5-08, § 1)

Sec. 34-52. - Short title.

This article shall be known as and may be cited as "The Recreational Vehicle Regulations of Wayne County, Georgia."

(Ord. of 5-5-08, § 2)

Sec. 34-53. - Definition of terms.

When used in these regulations, the following words and phrases shall have the meaning given in this section. Those terms not defined herein shall be understood to have customary definition where not inconsistent with the context of these regulations. The term "shall" is mandatory. Words used in the singular shall include the plural and the plural shall include the singular. Words used in the present tense shall include the future tense. The word "person" includes "individual, association, corporation, organization, trust, company and firm."

(a) Recreational vehicle. A vehicle type unit that is one of the following:

(1) A portable camping trailer mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold for camping.

(2) A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis, or on a chassis cab or van that is an integral part of the completed vehicle.

(3) A park trailer built on a single chassis, mounted on wheels, and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of less than [320 square feet] when it is set up, except that it does not include fifth-wheel trailers. For units 320 square feet or larger, see the definition of "mobile home."

(4) A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use, of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and has a trailer area of less than 320 square feet. This type includes fifth-wheel trailers. Should a unit require a size or weight permit, it shall be manufactured to the standards for park trailers, section A119.5 of the American National Standards Institute Code.

(b) Recreational vehicle lot. A parcel of land within an approved recreational vehicle subdivision, which was designed and intended for the accommodation of one recreational vehicle and its accessory structures and uses.

(c) Recreational vehicle park. A residential development in which individual spaces are provided for the parking of recreational vehicles for temporary housing purposes for persons traveling away from their permanent places of residence. A campground designed to serve recreational vehicles is also included in this definition.

(d) Recreational vehicle space. A site within a recreational vehicle park, which is designed and intended for the accommodation of one recreational vehicle.

(e) Recreational vehicle subdivision. A residential subdivision, designed and approved in accordance with the subdivision regulations, in which individual ownership of a lot is permitted for the placement of a recreational vehicle for temporary housing purposes for persons traveling away from their permanent places of residence.

(Ord. of 5-5-08, § 3)

Sec. 34-54. - Administration; enforcement; penalties.

The Wayne County Commissioners hereby appoints the county building inspector or another designee as the recreational vehicle enforcement officer. It shall be the duty of the recreational vehicle enforcement officer to enforce, interpret and administer the provisions of these regulations. This officer is hereby authorized and directed to make such inspections as necessary to determine satisfactory compliance with this article and is empowered to enter at reasonable times upon any private property for the purpose of inspection and investigating conditions related to the enforcement of this article. Any person violating any provision of these regulations shall, upon conviction, be punished by a fine not to exceed $1,000.00 or imprisonment in the county jail for a term not to exceed 120 days or both for each offense according to the law. Each day such violation continues shall be considered as a separate offense. Such penalties do not preclude other remedies at law.

(Ord. of 5-5-08, § 4)

Sec. 34-55. - Location of recreational vehicles regulated.

(a) After the effective date of this ordinance, it shall be unlawful for any person to place, maintain, or use any recreational vehicle for living, sleeping or business purposes unless it has been permitted as provided herein.

(b) A recreational vehicle shall not under any circumstances be considered as a dwelling unit and shall not be allowed as a principal or accessory residential structure in the county. When set up for use, a recreational vehicle shall not be installed on any type of permanent foundation, such as a masonry foundation, nor have the running lights, moving hitch, wheels or axle removed. Continuous occupancy extending beyond three continuous months (90 days) shall be presumed to be permanent occupancy and is prohibited by this section.

(Ord. of 5-5-08, § 5)

Sec. 34-56. - Permit for recreational vehicle lots, parks, or subdivisions required.

(a) It shall be unlawful for any person to place, occupy, construct, maintain or use any lot or parcel of land within the unincorporated limits of Wayne County for recreational vehicle living, including a site, park or subdivision, or to alter or extend any recreational vehicle development, until an application has been made for such maintenance, use, placement or occupancy, and reviewed and approved, and a permit therefor has been issued by the recreational vehicle enforcement officer. The recreational vehicle enforcement officer shall, prior to issuing a permit, determine that all requirements set forth in this article have been met.

(b) The recreational vehicle enforcement officer shall develop applications in accordance with this article for use in permitting such recreational vehicles, including a site, park or subdivision.

(c) The fee for a permit for a recreational vehicle shall be $25.00 and shall be valid for one calendar year or a part thereof. The calendar year shall run from January 1 until December 31 of each year. Such permit shall be for one recreational vehicle at one location. If a permit is granted to a recreational vehicle in one location and said recreational vehicle moves to a different location during the calendar year, a new permit shall be required and a new fee paid.

(Ord. of 5-5-08, § 6)

Sec. 34-57. - General requirements.

(a) The following requirements shall apply to all recreational vehicles placed in the unincorporated limits of the county under these regulations:

(1) The size of all recreational vehicle sites shall be a minimum of 40-foot frontage on a public street with a minimum depth of 60 feet.

(2) Each recreational vehicle shall have approved internal water, sewer and electrical systems. Approval of internal water, sewer, and electrical systems shall require submission and approval of plans and specifications and acceptance by the county, the Wayne County Health Department, the Georgia Department of Natural Resources and any other agencies necessary to comply with all applicable state and local laws and regulations.

(3) The methods of the disposal of internal water and sewer systems shall require submission and approval by the county, the Wayne County Health Department, the Georgia Department of Natural Resources and any other agencies necessary to comply with all applicable state and local laws and regulations.

(4) Garbage and trash disposal shall be by approved public means, if reasonable, and in any instance shall be acceptable to the county and shall comply with any applicable state and local laws and regulations.

(5) Internal water, sewer, street and private drainage systems shall be property of the owner and shall not be dedicated to the county.

(b) Recreational vehicle parks or subdivisions:

(1) All recreational vehicle parks or subdivisions shall meet the requirements of the Subdivision Ordinance of Wayne County, except as follows:

a. Street basing and paving shall not be required.

b. Any streets, driveways or other accessways shall have easements or rights-of-way of at least 30 feet if designated for one-way traffic and at least 40 feet otherwise; streets, driveways or other accessways shall have a minimum graded width of 30 feet.

(Ord. of 5-5-08, § 7; Ord. of 11-5-12(2), §§ 1, 2)

Sec. 34-58. - Preliminary and final plans required.

(a) Procedure for the applicant's securing the required permit for any recreational vehicle park or subdivision shall consist of the following:

(1) A preliminary plan shall be submitted to the recreational vehicle enforcement officer and county engineer for review and approval prior to making an application to the commissioners for a recreational vehicle park or subdivision permit. Such a preliminary plan shall be drawn at a scale of not less than one 100 feet to the inch and shall show the following on one or more sheets:

a. The name of the recreational vehicle park or subdivision; the names and addresses of the owner(s) and designer of the development; date; approximate north arrow and scale; and the boundary line of the tract with accurate linear and angular dimensions drawn to scale.

b. The locations of existing and platted property lines, streets, buildings, watercourses, railroads, bridges, water mains, sewers, culverts, drainpipes and any utility easements both on the land to be developed as a recreational vehicle park or subdivision and on land immediately adjoining. The names of adjoining subdivisions or the names of owners adjoining parcels of unsubdivided land shall also be indicated.

c. The names, proposed location and approximate dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and other spaces, reservations, recreational vehicle spaces or lots, and building lines within the park or subdivision. This information should be graphical only, not requiring detailed computations or field work above that required to obtain the above information.

d. Plans or proposed activity layouts (sewer lines, water lines, storm drainage, etc.) showing feasible connections to existing and proposed utility systems; plans for electric lighting; and the location and number of garbage receptacles or dumping facilities.

e. When deemed necessary, profiles of all proposed public streets showing natural and finished grades drawn to a scale of not less than one inch equals 40 feet horizontal and one inch equals four feet vertical.

(2) After the preliminary plan has been approved by the recreational vehicle enforcement officer and county engineer, two copies of the final plan shall be submitted to the commissioners for final approval. The final plan shall be drawn in black ink upon mylar or other suitable plastic drafting material and shall conform with the preliminary plan as approved. If desired by the applicant, it may constitute only that portion of the approved preliminary plan which it proposed to develop at that time; provided, however, that such portion conforms to the minimum requirements of the ordinance. The final plan shall be drawn to a scale not less than one inch equals 100 feet and shall include the following:

a. A sited plan for the recreational vehicle park or subdivision.

b. The name of the recreational vehicle park or subdivision, the names and addresses of the owner(s) and the designer of the development.

c. Date, approximate north arrow and scale.

d. The boundary line of the tract and any lots within accurate linear and angular dimensions drawn to scale.

e. The names, location and dimensions of proposed streets, alleys, driveways, entrances, exits, walkways, easements, recreation areas, parks and other open spaces, reservations, trailer spaces and other open spaces, reservations, trailer spaces and building lines within the park or subdivision. The information should be drawn accurately with detailed computations and field work completed.

(b) Procedure for the applicant securing the required permit for a recreational vehicle site or lot shall consist of the following:

(1) Plans shall be submitted to the recreational vehicle enforcement officer showing that all requirements of the article can be complied with and shall be met by the applicant.

(2) If the recreational vehicle enforcement officer determines that the requirements set forth in this article have been met, the permit shall be issued.

(Ord. of 5-5-08, § 8)