

**AN ORDINANCE AMENDING THE KITTY HAWK TOWN CODE**

WHEREAS, the amendments make the specific requirements within an RV Park more relevant and consistent with real world applications of the current state of RVs and RV Parks; and

WHEREAS, RVing and camping is the second largest outdoor activity nationally; and

WHEREAS, providing a location for an RV Park provides more alternatives for those wishing to visit Kitty Hawk; and

WHEREAS, adding RV parks as a special use in the VR-3 district will allow a request for an RV park in an area deemed appropriate as a special use by Town Council; and

WHEREAS, the Town Council of Kitty Hawk has found this amendment to be consistent with the Town's adopted CAMA Land Use Plan.

BE IT ORDAINED by the Town Council of Kitty Hawk that Chapter 42 of the Kitty Hawk Town Code be amended as follows:

**Sec. 42-1. – Definitions**

~~Trailer~~ **Recreational Vehicle (RV)** includes any of the following:

(1) *Camping trailer*. The term "camping trailer" means a folding structure of canvas or other material mounted on wheels and designed for travel, recreation, and vacation use.

(2) *Motor home*. The term "motor home" means a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(3) *Pickup coach*. The term "pickup coach" means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

(4) *Travel trailer*. The term "travel trailer" means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses, and, when factory-equipped for the roads, it shall have a body width not exceeding eight feet, and a body length not exceeding 32 **45** feet.

**Sec. 42-619. - Sanitary facilities, water supply, sewerage, refuse disposal and utilities.**

In every park and related permanent building, all installations of plumbing and electrical wiring, and all gas and oil appliances shall comply with the provisions of the building, plumbing and electrical, heating and gas ordinances and codes and any other applicable regulations of the town. In addition, the following requirements must be met:

- (1) Each mobile home space shall be provided with plumbing and electrical connections.
- (2) A supply of pure running water for domestic purposes, from a source approved by the county health department, shall be provided for every park. The water supply for each mobile home shall be obtained only from approved connections located on each mobile home space or inside each mobile home.
- (3) Every ~~trailer~~ **RV** park shall provide common sanitary and laundry facilities consisting of at least one flush toilet, one shower and one lavatory for each sex for every ~~ten~~ **twenty** ~~travel trailer~~ **RV** spaces.
- (4) Every shower and lavatory provided in a ~~trailer~~ **RV** park shall be equipped with hot and cold running water. The floors of every toilet room and lavatory room required herein shall be constructed of concrete or other nonabsorbent material, and a base of the same material shall extend upward from the floor at least six inches on all walls. All such floors shall slope to a drain properly trapped. Every toilet room, shower room and lavatory room of every ~~trailer~~ **RV** park shall be kept clean, well-lighted, well-ventilated, screened with a wire mesh, adequately heated at all times, and shall be disinfected periodically, but at least once a day.
- (5) Every park shall be provided with an approved community sewage disposal system constructed in compliance with the regulations of the county board of health. All sewage waters from each park including wastes from toilets, and toilet rooms, showers, lavatories and wash basins and wastes from refrigerator drains, sinks or faucets in mobile homes or nonmobile home spaces shall be piped into the park sewage disposal system. All sewage wastes from every ~~trailer~~ **RV** equipped with its own toilet facilities shall be piped into the park sewage disposal system.
- (6) All garbage and refuse in every park shall be stored in suitable watertight and flytight receptacles in accordance with the ordinance requirements for businesses.

Sec. 42-622. - Specifications for ~~trailer~~ **RV** parks.

The following provisions apply to ~~trailer~~ **RV** parks:

- (1) Every ~~trailer~~ park shall contain a minimum of ten spaces. Each ~~travel trailer~~ **RV** space shall be clearly marked and shall contain a minimum of ~~2,000~~ **1,500** square feet.
- (2) There shall be at least 15 feet of clearance between ~~trailers~~ when located on the ~~trailer~~ space. No ~~trailer~~ **RV** shall be located closer than 15 feet to any building within the park or within 15 feet of any exterior boundary line of the park or within ten feet of any interior drive.
- (3) Parking spaces sufficient to accommodate at least one motor vehicle and ~~trailer~~ **RV** shall be constructed within each space. No more than one ~~trailer~~ **RV** may be parked on any space.
- (4) All spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.



- (5) All ~~trailer~~ **RV** spaces shall abut upon an interior drive of no less than 20 feet in width **for two-way traffic, or 12 feet in width for one-way traffic**, which shall have unobstructed access to a public street or highway. It is the intent of this subsection that individual ~~trailer~~ **RV** spaces shall not have unobstructed access to public streets or highways, except through said interior drive. All interior drives shall be graded and paved **or improved with eight inches of ABC or STBC type 3 base course materials. Recycled asphalt or asphalt millings may be used.** ~~to their full right-of-way width.~~
- (6) The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded to prevent erosion.
- (7) Culs-de-sac or dead-end roads shall not exceed 1,000 feet in length, measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have a turnaround at the closed end with a minimum right-of-way diameter of 80 feet.
- (8) When the park has more than one direct access to a public road, the access drives shall not be less than 300 feet apart nor closer than 300 feet to a public road intersection.
- (9) Each park shall have a central structure or structures that will provide separate toilet facilities for each sex, in accordance with section 42-619. This structure may also contain coin-operated machines for the park residents' use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.
- (10) No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable regulations and the approval of the county health department. Each swimming pool shall be fenced to prevent unauthorized use.
- (11) Signs for identification of parks shall comply with the provisions of this chapter.
- (12) Each park shall provide recreation areas to serve the needs of the anticipated users. ~~One half acre of level, well-drained ground for every ten spaces shall be utilized as a recreation area.~~ The park owner is responsible for the development and maintenance of the recreation areas.
- (13) It shall be unlawful to park or store a mobile home in a ~~trailer~~ **RV** park. However, one mobile home may be allowed within a ~~trailer~~ **RV** park to be used as an office or residence of persons responsible for the operation and maintenance of the ~~trailer~~ **RV** park, provided that it is located in accordance with the standards of section 42-621.
- (14) Sewage dumping stations shall be approved by the county health department. Each ~~trailer~~ **RV** park shall provide at least one sewage dumping station.
- (15) **The maximum allowable lot coverage in an RV Park shall be 60%.**
- (16) **Ownership of camping spaces shall be retained by the property owner. Camping spaces shall not be individually conveyed or sold in fee simple title, as condominiums, fractional ownership or interval ownership. Camping units shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters.**

Sec. 42-275.- VR-3 high density village residential district.

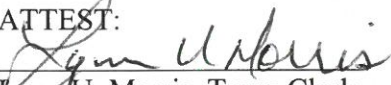
(c) Special uses

**(10) RV Parks under the provisions of article VI, division 4 of this chapter.**

This ordinance amending the Kitty Hawk Town Code shall take effect the 10th day of January, 2022. Passed and adopted at a regular meeting held by the Town Council of Kitty Hawk the 10th day of January, 2022, with a vote of 5 to 0.

  
Craig Garriss, Mayor

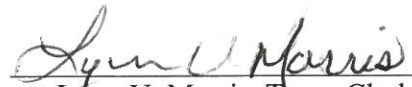
ATTEST:

  
Lynn U. Morris, Town Clerk

APPROVED AS TO FORM:

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Casey Varnell, Town Attorney

The undersigned certifies that the foregoing official ordinance designated ORDINANCE AMENDMENT OF THE TOWN CODE OF KITTY HAWK, NORTH CAROLINA was filed in the Kitty Hawk Ordinance Book on the 11<sup>th</sup> day of January, 2022, at 3:05 o'clock p.m.

  
Lynn U. Morris, Town Clerk