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TOWN ATTORNEY
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**2024-012-O: AN ORDINANCE TO AMEND CHAPTER SEVENTEEN OF THE CODE OF
ORDINANCES OF THE TOWN OF SELMA**

WHEREAS, Town of Selma staff has initiated text amendments to Chapter Seventeen of the Town Code of Ordinances to amend Section 17-545 and create Section 17-570, these amendments and additions would allow Recreational Vehicles within mobile home parks and allow for the establishment of new Recreational Vehicle Parks; and

WHEREAS, On August 26, 2024, the Planning Board reviewed the amendments; the motion carried to recommend but was not unanimous; and

WHEREAS, On October 8, 2024, the Town Council reviewed the formal amendments and unanimously voted to approve all proposals as submitted.

NOW, THEREFORE, BE IT ORDAINED THAT:

Section. 1. The Town of Selma Code of Ordinance is hereby amended to read as follows:

17-545(G)(6): A recreational vehicle (RV), as defined in 17-200, shall be permitted as a permanent residence in an established manufactured home park. All existing regulations (pertaining to mobile home parks) would remain the same regardless of the number of recreational vehicles placed into an existing Mobile Home Park. ~~Class A, B, and C~~ Motor homes as well as "pull behind" trailer type RVs are allowed in Mobile Home Parks, which are defined in G.S. § 20-4.01. Definitions.

17-570: Recreational Vehicle Parks (new ordinance)

- A. Establishment of a Recreational Vehicle Park.** All Recreational Vehicle Parks, as defined in 17-200, shall comply with the following requirements.
- B. Minimum Size of Parks.** All recreational vehicle parks shall be at least three (3) acres in size.
- C. Minimum Size of Spaces.** Every space shall consist of a minimum of two thousand (2,000) square feet.
- D. Dimensional Requirements.** All recreational vehicles parks must adhere to the following dimensional requirements:
 - 1. Minimum structure separation for recreational vehicles: Ten (10) feet.
 - 2. Minimum separation from other structures: Twenty (20) feet.

3. Minimum exterior property boundary setback: Twenty (20) feet.
- E. Office Unit Usage.** Within a recreational vehicle park, one (1) commercial modular office unit may be used as an administrative office.
- F. Toilet Facilities.** Each park shall provide a central structure or structures that will supply separate toilet facilities and showers for both sexes, to be maintained and kept in good repair at all times.
- G. Commercial Establishments.** Establishments of a commercial nature including food stores and coin operated laundry may be permitted in recreational vehicle parks subject to the following conditions:
1. Such establishments shall be located, intended, and designed to serve only the trade or service needs of persons residing in the park.
 2. Establishments shall be accessory to the use and character of the park.
 3. Access to the commercial establishment must be from interior streets.
 4. Off-street parking for commercial establishments shall be provided at a ratio of one (1) space for every four hundred (400) square feet of gross floor area.
- H. Special Flood Hazard Area.** Any recreational vehicle parked in a Special Flood Hazard Area shall comply with the requirements of 17-1004(B)(6).
- I. Designated Tent-Only Camping.** Recreational vehicle parks may allow for designated tent-only camping sites, not to exceed twenty (20) percent of the park's gross area.
- J. Permanent Parking/Storage.** Permanent parking and storing of a recreational vehicle shall not be permitted in the park.
- K. Manufactured Homes.** No manufactured home used for residential purposes shall be permitted in a recreational vehicle park.
- L. List of all Homes and Owners.** The operator of a recreational vehicle park shall keep an accurate register containing a list and description of all homes located in the park and owner thereof.
- M. Landscape Requirements.** All parks shall adhere to the Landscape Requirements set forth in Appendix C.
- N. Connection.** A safe, adequate, and convenient central water supply and sewage system connection must be provided for each park space. All recreational vehicle parks must be connected to central public water and sewer systems or state approved private central water and sewer systems.
- O. Refuse Collection.** Park owners shall make arrangements for a private vendor or other sources to collect refuse, either from individual spaces or from centrally located dumpster sites. All dumpster locations are to be fenced and screened from view. Individual refuse receptacles shall be waterproof and rodent proof.
- P. Right of Ways, Easements, etc.** The location and dimensions of all proposed and existing rights-of-

way, utility or other easements, riding trails, pedestrian or bicycle paths, natural buffers, and areas if any to be dedicated to public use with the purpose of each stated shall be referenced on the site plan.

- Q. Access to Public-Maintained Road.** No individual recreational vehicle space shall have direct access to a public-maintained road.
- R. Driveways.** All driveways must be constructed of all-weather material, such as bituminous or concrete or equal pursuant to Appendix B. Recreational vehicle parks shall have direct access to a public maintained road and shall have a secondary exit.
- S. Attendant Required.** All RV parks shall have a twenty-four-hour attendant on duty for security and emergency purposes.
- T. Evacuation Plan.** Each Recreational Vehicle Park in a community's flood prone area shall have an evacuation plan indicating alternate vehicular access and escape routes.

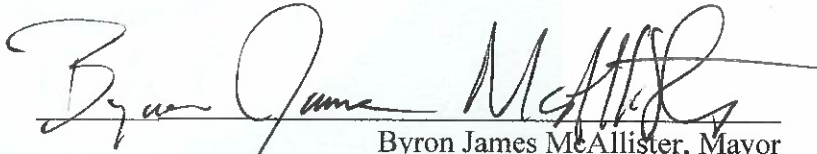
Appendix C, Table 2: Amend to include Recreation Vehicle Park in the row with Mobile Home Park

Section 2. The Clerk is hereby authorized to insert such amendments into the official Code of Ordinances of the Town of Selma kept on file in the Office of the Clerk.

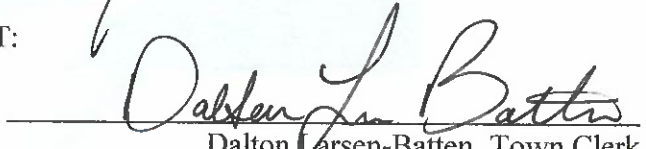
Section 3. This ordinance shall become effective upon adoption.

This is the 8th day of Oct., 2024.




Byron James McAllister, Mayor

ATTEST:


Dalton Larsen-Batten, Town Clerk