

**ORDINANCE NO.: 2023-017**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, BY ADDING A NEW SECTION WITHIN CHAPTER 24, ARTICLE II, DIVISION 5 TO ADDRESS RV PARK DESIGN STANDARDS; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the Anderson County Council has the authority and duty to provide for the general health, safety and welfare of Anderson County citizens and to exercise its police powers to achieve these ends;

**WHEREAS**, Anderson County Council, pursuant to the Code of Laws of South Carolina, specifically § 4-9-30(9), has authority to provide for land use and promulgate regulations consistent with provisions of state law;

**WHEREAS**, Anderson County Council has previously adopted within its Code of Ordinances, Chapter 24 which pertains to land use;

**WHEREAS**, the Anderson County Code of Ordinances. Chapter 24, contains within Article II, Division 5 which contains supplemental development standards for certain land uses and large scale projects;

**WHEREAS**, there has been increased interest in the development of RV Parks within Anderson County; and

**WHEREAS**, Anderson County Council desires to amend the Code of Ordinances, Chapter 24, Article II, Division 5 to provide standards for the development of RV Parks within Anderson County.

**NOW, THEREFORE**, be it ordained by the Anderson County Council in meeting duly assembled that:

1. Chapter 24, Article II, Division 5 of the Code of Ordinances, Anderson County, South Carolina is hereby amended by adding a section to Division 5 to be numbered 24-151, which section is titled RV Parks and reads as provided in **EXHIBIT A** attached hereto.


2. All Orders and Ordinances in conflict herewith are, to the extent of such conflict only, hereby repealed and rescinded.

3. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked and rescinded.


4. This Ordinance shall take effect and be in full force upon Third Reading and Enactment by Anderson County Council.

**ENACTED** in a duly assembled meeting this 1st day of August, 2023.

**ATTEST:**

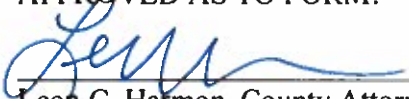
  
By: Rusty Burns  
Its: Administrator

**FOR ANDERSON COUNTY:**

  
By: Tommy Dunn  
Its: Chairman, Anderson County Council

  
Renee Watts, Clerk to Council

**APPROVED AS TO FORM:**

  
Leon C. Harmon, County Attorney

First Reading: May 2, 2023  
Second Reading: July 18, 2023  
Third Reading: August 1, 2023  
Public Hearing: August 1, 2023

**EXHIBIT A**  
**ORDINANCE NO. 2023-017**

**24-151 RV PARKS.**

**24-151 (a) GENERAL CONDITIONS.**

**24-151 (a)(i) Authority.**

This section and the land use and development standards and subdivision regulations pertaining thereto are enacted under the authority of and pursuant to S.C. Code 1976, title 6, chapter 29, as amended.

(Code 2000, § 38-1; Ord. No. 99-006, § 1, 7-20-1999)

**24-151 (a)(ii) Purpose.**

The purpose of this section is to establish rules, regulations, and minimum design standards for RV parks in Anderson County in order to better accommodate RVs, and to provide for an orderly, safe and healthy environment for park occupants.

**24-151 (a)(iii) Definitions.**

The following words, terms, and phrases, when used in this section, shall have the meanings as described to them in this section. Unless specifically defined below, words and phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application.

- *Buffer* means a designated space inside and along RV park boundaries, in which no structures, parking areas, RV spaces or recreational equipment shall be constructed.
- *Commercial business* means an individual or business, occupation, profession, or activity who provides a service, sells physical products, engages in with the object of financial gain, benefit, or advantage, either directly or indirectly. RV parks are considered commercial businesses.
- *Motorhomes* are a type of recreational vehicle offering mobile living accommodation, which have their own motor power. They may also be designated as motor coaches, campers or camper vans.
- *Open Space* means any area within an RV park that is primarily intended for the common enjoyment and recreational use of RV park occupants. Open space is not to include park buffers, interior roads, parking areas, service buildings or park offices.
- *Park model RV* is a trailer type RV that is designed to provide temporary accommodation for recreation, camping or seasonal use. PMRVs are built on single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet.
- *Park office* means any structure for the purpose of keeping and maintaining all records pertinent to the use, operation and maintenance of

- an RV park. This shall be the office of the park attendant.
- *Permanent habitation* means occupying an RV space for a period of two (2) or more months.
- *RV park* means a parcel of land in which 3 or more RVs can stay overnight, or longer, in allotted spaces known as RV spaces. RV parks usually provide water, sewer, electricity, sanitary facilities, and outdoor recreational facilities.
- *RV Space* means a space or area within an RV park designated for temporary occupancy by RV, tiny home, or tent campers. Also referred to as "site."
- *RV stands for Recreational Vehicles*. RVs can be motor vehicles or trailers that are designed with temporary living quarters for recreational, camping or travel use.
- *Service building* means any structure within an RV park which contains toilets, lavatories, and bathing facilities. It may also include laundry facilities, a vending area or other service type facilities for park occupant use.
- *Trailers* are vehicles equipped with living accommodations that require to be mounted on or drawn by another vehicle. They may also be designated as caravans.

#### 24-151 (a)(iv) **Administration and Enforcement.**

- *Applicability to all lands in unincorporated areas subject to Anderson County Code of Ordinance Chapter 24 Land Use and Development Standards Ordinance.* No land shall be used, occupied, or developed, for RV park purposes except in conformity with the regulations and standards as herein established.
- *Permits.* No development permit shall be issued for any parcel or plat of land for the development of a RV park after the effective date of, and not in conformance with, the provisions of this article; and no excavation of land or construction of any public or private improvements shall occur or be commenced except in conformity with the provisions of this article.
- *Amendments.* The Planning Commission or County Council may, from time to time, propose amendments for adoption by the Anderson County Council to alter the provisions imposed by these recreational vehicle park regulations and standards. Public hearings on all proposed amendments shall be held by the Planning Commission or County Council in the manner as prescribed by state law.

#### 24-151 (b) **RV PARK STANDARDS AND REQUIREMENTS.**

##### 24-151 (b)(i) **General.**

After the effective date of this article, no RV park within the jurisdiction of unincorporated areas subject to Anderson County Code of Ordinances, Chapter 24 Land Use and Development Standards Ordinance shall be established or expanded

to cover more land or add additional spaces until provisions of this article have been satisfied. This chapter shall apply to all RV Parks as defined herein. Facilities provided in existing RV Parks may be continued in use provided such facilities do not constitute a recognized health or safety hazard.

RV sites where the property (individual RV sites) is transferred to an individual property owner(s) are regulated under the Anderson County Mobile Home Regulations.

**24-151 (b)(ii) Application Procedures.**

Whenever a new recreational vehicle park or the extension of an existing park is proposed, before any contract is made for the construction, and before any permit shall be granted, the owner/developer of the proposed RV park shall apply for and secure approval of such proposed RV park in accordance with the following procedure set forth herein.

**24-151 (c) REVIEW, SUBMISSION, AND APPROVAL OF PLANS.**

**24-151 (c)(i) Preliminary Park Plan.**

The planning department shall advise the developer of general compliance with the requirements of this article. The Preliminary Plan shall contain such information as:

- Name of park.
- owner's name and address.
- boundaries of the property and total acreage of the property and area to be developed.
- conceptual space layout, street layout and cross sections, setbacks and buffers, open space
- utility easements, streams, boundary of flood hazard areas, wetlands, watershed.
- type and location of water and sewer facilities.
- proposed uses on the property other than Park Model RV.
- general location and types of buildings.
- and proposed open space.

The preliminary park plan **must have** health department and SCDHEC approval.

**24-151 (c)(ii) Submission Following Preliminary Plat Approval.**

Following the preliminary park plan review and prior to the construction or alteration of the RV park, the park developer shall make application with the planning department for a permit to construct or expand a park. The developer shall present two copies of the development plans containing the information to support issuance of necessary permits. The owner of the RV park shall provide documentation identifying how the park will provide adequate facilities for solid waste storage, collection and disposal.

**24-151 (c)(iii) Approval.**

The Anderson County Planning Commission shall review RV Preliminary Park Plans in accordance with the Administrative Procedure of Section 24-335.

**24-151 (c)(iv) Variances.**

Whenever, in the opinion of the Planning Commission, the strict application of the requirements of the RV Park Design Standards would result in substantial or excessive difficulties and hardships or injustices, the Planning Commission may modify such requirements or standards so that the park developer is allowed to develop his property in a reasonable manner provided that the public interest of the County and its citizens are protected and the general intent and spirit of the RV design regulations and standards are preserved.

**24-151 (d) INSPECTION OF RV PARKS.**

Before occupancy of the RV park may occur, a final inspection of the RV park for conformance with the approval plan shall be conducted by the state health authority and by the county land use office.

The Building and Codes Department is hereby authorized to make periodic inspections to determine the condition of the RVs and RV parks located within the jurisdiction of this article in order that they may perform their duties of safeguarding the health and safety of occupants of RV parks and of the general public.

**24-151 (e) NOTICES, HEARINGS, AND ORDERS.**

Whenever the Building and Codes Department determines that there are reasonable grounds to believe that there has been a violation of any provision of this article, notice of such alleged violation shall be given to the owner or agent of the park, as hereinafter provided.

Such notice shall:

- be in writing.
- include a statement of the reasons for its issuance.
- allow 15 days for the performance of any act it requires.
- contain necessary language to effect compliance with the provisions of these regulations.

Upon receipt of such petition, the Buildings and Codes Department shall set a time and place within ten days for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard, and to show why such notice should be modified or withdrawn, provided that upon application of the petitioner, the inspector may postpone the date of the hearing for a reasonable time.

When a permit to operate a RV park has been revoked, the property owner is responsible to notify all occupants of the revocation and give notice that they must vacate the park within 30 days.

**24-151(f) GENERAL OPERATION AND MAINTENANCE REQUIREMENTS.**

**24-151(f)(i) General Operation.**

A park attendant must be on duty within the park at all times. An administrative park office within the RV park is required. Registration records must be kept on the occupancy of all RV parks. As a minimum, the registration form must have space for name, date, and permanent mailing address.

Permanent habitation is not permitted. **Permanent habitation means occupying a space for a period of two (2) or more months as defined in the Definitions herein.** Recreation vehicles are not designed for such purpose. RV park operators shall provide proof of the temporary nature of users upon request from the enforcement officer. RVs shall be fully licensed and must be ready for highway use. To be ready for highway use, the RV shall be on wheels or a jacking system, be attached to the RV space only by quick disconnect type utilities.

Operator shall provide for continued maintenance of landscaping and buildings and shall comply with all SCDHEC rules and regulations governing the sanitation and operation of RV parks. Service buildings shall be maintained in a sanitary condition at all times. Park areas shall be kept free of litter at all times. The operator shall be responsible for the control of nuisances within the park and will ensure that rules of order are posted and enforced. The operator will ensure provisions of this code are followed.

**24-151(f)(ii) Accessory uses and amenities.**

Common facilities (laundry, dining, etc.) and bathhouses, administrative or management park offices shall be placed no closer than 150 feet from any exterior park boundary.

RV parks are allowed to have one caretaker to reside within the park. This will be the only permanent residential structure within the RV park.

**24-151 (f)(iii) Grounds maintenance and solid waste.**

The storage, collection, and disposal of solid waste in the RV park shall be so conducted as to create no health hazards or pollution.

All solid waste shall be stored in standard fly-tight, watertight, rodent-proof containers, with a capacity of not more than ninety (95) gallons, and be located not more than one hundred fifty (150) feet from any RV space. In the alternative, a commercially acceptable dumpster or compactor container may be used.

All solid waste shall be collected at least weekly. Where suitable collection service is not available from municipal or private agencies, the RV park operator shall provide this service. All solid waste shall be collected in covered vehicles and disposed of in accordance with the county solid waste ordinance.

**24-151 (g) TRAFFIC CIRCULATION AND STREET DESIGN.**

RV Park streets and roadways shall be designed to provide safe and convenient access to all spaces and park facilities.

Parking shall not be allowed on streets. Interior roads must

- Be privately owned by the RV park and designed to accommodate all types of RVs.
- Have a minimum width of 24 feet for a two-way road or 12 feet for a one-way road. Have a turning radius of 45 feet on all curves.
- Be either paved or graveled to a width of at least twenty (20) feet. If streets are to be graveled, a minimum of four (4) inches of aggregated base course (ABC) No. 7 stone shall be used.
- Be a continuous path of travel throughout the park. No roadway shall dead-end.
- Meet the design standards of public street line if they are connected to the latter, for a distance of 40 feet from the property.
- Have speed limits coherent with their surroundings. Vehicle speeds must be kept slow due to the pedestrian nature of parks and local wildlife. Speed reduction humps or dips are permissible in the roadway, but they must be painted with appropriate signs indicating the hump or dip along the roadway.
- Each RV Park must have only one (1) entrance with the exception for emergency vehicles or if traffic conditions require a second entrance based upon a traffic study. Entrance must have enough queuing space to prevent vehicles from blocking traffic.
- Safe pedestrian access must be offered throughout the park.
- Provide a parking pad for each RV and must not be smaller than 10' in width by 35' length.
- Roads are to be maintained by the owner or operator of the park in a manner to be free from potholes, ponding of water during rainy periods, excessive washing of drainage ditches, and other associated problems which would impede or cause hazards to motor vehicles.

**24-151 (h) RV PARKS NAME, ROADNAMES, AND ADDRESSES.**

The names of RV parks and roads within such parks shall not duplicate or be phonetically similar to the names of existing mobile home parks, RV parks and road names in the county.

- Where proposed streets are continuations of existing streets: the existing road names shall be used.
- Property address numbers shall conform to the street naming and house numbering ordinance and shall be assigned by the E-911 addressing department.



An application "ANDERSON COUNTY E911 ADDRESSING REQUEST FORM" must be submitted, according to the development plans.

**21-151(i) OPEN SPACE.**

The developer shall preserve open space, tree cover, scenic vistas, natural drainageways, and outstanding natural topography, whenever possible. RV spaces, accessory structures, administrative park offices, among other structures may be clustered to protect sensitive areas, such as wetlands, historic sites/cemeteries, endangered species habitat, or prime agricultural land. In these cases, the developer and the general public would not have access to these preserved areas. The following requirements shall be met:

- All property designated as open space shall be delineated on the preliminary plan.
  - A breakdown of open space in floodplain and on steep slopes should be shown on the preliminary plan in total acres and percentages of gross acres.
  - The open space on the preliminary plan should have meaningful dimensions, proportions, and placement.
- The required open space must be directly accessible to the largest practical number of lots within the development.
- A minimum of 20 percent of the total RV park area shall be set aside and maintained as landscaped open space which may be used for the recreational use of park occupants.
- Outdoor recreational facilities, such as open picnic structures, swimming pools, tennis courts, shuffleboard, volleyball courts, walking trails, playground equipment, horseshoe pits, etc., may be permitted in the landscaped open spaces.
- Parking spaces, driveways, access roads, RV spaces, or any area required for setbacks as set forth in this chapter, are not considered to be usable open space.

The owner or developer shall be responsible for its continuing upkeep and proper maintenance of the open space.

**21-151 (j) BUFFERS, SCREENING, AND SETBACKS.**

A minimum of 25-foot landscape buffer shall separate the RV park and a public road. The landscape buffer shall be maintained by the developer at all times. The landscape buffer shall include permanent structures, fences, or gates.

RV park construction shall provide for 50 feet of set back from adjoining neighboring properties or twenty-five (25) feet of set back from adjoining neighboring properties with an approved buffer (existing vegetation or structures may qualify for the buffer).

**21-151(k) RV PARK SIZE AND DENSITY RESTRICTIONS**

The site shall be at least 5 contiguous acres. RV sites if serviced by a septic tank shall comply

with SCDHEC guidelines.

If serviced by sewer, the sewer provider will determine the maximum number of spaces per acre based upon sewer capacity.

#### **RV Space Design Standards**

- A minimum net space of five hundred forty (540) square feet is required for each RV space.
- In the location and spacing of RV spaces, there shall be a minimum of at least ten (10) feet between RV and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- All grading activities for RV spaces must follow the county's land disturbance ordinance if the site disturbs one (1) acre or more and or SCDHEC where applicable to prevent runoff.
- Each RV space shall meet the requirements of the Anderson County Flood Damage Prevention Ordinance.
- Bathhouse facilities shall be located within 400 feet of any RV space. Handicapped access to restroom facilities is required.

#### **21-151(l) UTILITIES, SIGNAGE, NAMES, AND INDICATION.**

RV park shall be supplied by water and public sewer systems or approved by the SCDHEC for septic tanks. All plans and specifications shall be submitted with the request.

##### **21-151(l)(i) Water supply.**

An accessible, adequate, safe, and potable supply of water under pressure shall be provided in every RV Park. Potable water supply from a public utility or a distributor holding a valid permit from the state shall be made available for each RV site. Water supplies from other sources shall be approved by the DHEC.

Fire flow requirements as required by the NFPA must be met. Fire hydrants shall be installed throughout all RV Parks as described in the FIRE PROTECTION ORDINANCE if proper size water main is available.

##### **25-151(l)(ii) Sewage disposal.**

Adequate and safe sewerage collection systems shall be provided in all RV parks for the conveyance and disposal of all sewage. Sewer hookup through the county's wastewater utility or private provider shall be made available for each RV space. All plumbing in the RV Park shall comply with state and local regulations. Sewerage facilities shall be placed at a minimum of 20 feet from adjacent property line. If public sewer is not available, the developer must obtain SCDHEC approval for a septic system.

##### **21-151 (l)(iii) Electricity.**

Each RV space shall be equipped with an electrical outlet supplying at least 110 volts up to 220 volts, installed in accordance with applicable state electrical codes. Adequate electric system shall be provided at all times.

**21-151(l)(iv) Safety.**

- **Fire protection**

Fires shall be made only in equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation and RVs. No ground fires are allowed. Portable fire extinguishers shall be kept in service buildings and maintained in operating condition. Fire flow requirements as described by the NFPA must be met when setting up the park's water supply system where proper sizeable water mains are available.

- **Lighting**

All roadways, walkways, parking areas, sanitary facilities, storage areas, and recreational facilities within the park shall be adequately lighted at night, to provide safe access. Light shall be non-glaring, energy efficient, so arranged as to confine direct lighting downward and not leave the site.

## **FLOOR AMENDMENT**

**MOTION:** I move to amend section 24-151(d) by adding the following sentence to this section:

The RV Park must comply with all applicable Building Codes which have been adopted as provided within Section 8-79 of Chapter 8 of the Anderson County Code of Ordinances.

Motion: Mr. Tommy Dunn

Second: Mr. Jimmy Davis

Vote: Unanimous