

## ORDINANCE 2023-34

*An ordinance to amend the Municipal Code of the City of Irondale, Alabama with respect to the City's Recreational Vehicle Park Zoning Regulations*

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IRONDALE, ALABAMA in regular meeting duly assembled, a quorum being present, as follows:

**Section 1. MODIFICATION OF APPENDIX A, ARTICLE II. – DEFINITIONS, SECTION 2:74(a) – RECREATIONAL VEHICLE PARK.** Appendix A, Article II., Definitions, Section 2:74(a) – Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to delete Section 2:74(a) – Recreational Vehicle Park, in its entirety and replace it with the following:

### **Appendix A – Zoning**

#### **Article II – Definitions**

##### **Section 2:74(a) – Recreational Vehicle Park**

A tract of land under unified ownership which has been developed with all necessary facilities and services and which is intended for the express purpose of providing a satisfactory living environment for travel trailer residents on a temporary basis, with the option for storage of such vehicles as permitted by Section 4:24-7 herein.

The remainder of Appendix A, Zoning, Article II, Definitions, shall remain unchanged.

**Section 2. MODIFICATION OF APPENDIX A, ARTICLE IV. – ZONE REGULATIONS.** Appendix A, Zoning, Article IV., Zone Regulations, Section 4:24 – (RVP) Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to delete Section 4:24, (RVP) Recreational Vehicle Park, in its entirety and replace it with the following:

### **Appendix A – Zoning**

#### **Article IV. – Zone Regulations**

##### **Section 4:24. – (RVP) Recreational Vehicle Park**

The following zoning district allows for the establishment of recreational vehicle parks, which contain adequate sites for the temporary parking and use of recreational vehicles whose occupants are visiting, vacationing in, or passing through the city. Pursuant to the requirements of Section 4:24-7 herein, these parks

may also include an area for the types of long-term storage of recreational vehicles, as defined in Section 4:24-2.

**Section 3. MODIFICATION OF APPENDIX A, ARTICLE IV. – ZONE REGULATIONS.** Appendix A, Zoning, Article IV., Zone Regulations, Section 4:24 – (RVP) Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to add Section 4:21(b)(6) as follows:

## **Appendix A – Zoning**

### **Article IV. – Zone Regulations**

#### **Section 4:24 – (RVP) Recreational Vehicle Park**

**Section 4:24-1. – Use Regulations.** Recreational vehicle parks may include the following principal and accessory uses and structures. The accessory uses and structures set forth below shall only be permitted in the presence of one or more principal uses or structures. This use is subject to the approval of the planning and zoning commission as required under Article V. Special Use Regulations.

- (a) Permitted principal uses and structures authorized.
  - 1. Recreational vehicles.
  - 2. Recreational vehicle parking and storage areas.
  - 3. Recreation open space with recreational amenities.
- (b) Permitted accessory uses and structures authorized.
  - 1. Park office.
  - 2. Recreation hall.
  - 3. A single park/camp store to supply retail goods for tenants and staff.
  - 4. Sanitation-related structures, fixtures and amenities.
  - 5. Recreational vehicle park-related maintenance uses and structures.
  - 6. Storage of recreational vehicles pursuant to the regulations set forth in Section 4:24-7 herein.
- (c) All principal and accessory uses and structures not permitted here are specifically prohibited.

**Section 4. MODIFICATION OF APPENDIX A, ARTICLE IV. – ZONE REGULATIONS.** Appendix A, Zoning, Article IV., Zone Regulations, Section 4:24 – (RVP) Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to delete Section 4:24-4 – Length of Stay Restrictions in its entirety and replace it with the following:

**Appendix A – Zoning**

**Article IV – Zone Regulations**

**Section 4:24 – (RVP) Recreational Vehicle Park**

**Section 4:24-4. – Length of Stay Restrictions.**

The length of stay in a recreational vehicle park for each recreational vehicle is limited to a maximum of ninety (90) days in a twelve (12) month period. Moving to another recreational vehicle space in the same recreational vehicle park is not permitted and does not reset the 90-day clock.

This restriction shall not apply to those recreational vehicles being stored onsite pursuant to the requirements of Section 4:24-7 herein.

**Section 5. MODIFICATION OF APPENDIX A, ARTICLE IV. – ZONE REGULATIONS.** Appendix A, Zoning, Article IV., Zone Regulations, Section 4:24, (RVP) Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to delete Section 4:24-5 – Recreational Vehicle Park Requirements in its entirety and replace it with the following:

**Appendix A – Zoning**

**Article IV – Zone Regulations**

**Section 4:24 – (RVP) Recreational Vehicle Park**

**Section 4:24-5. – Recreational Vehicle Park Requirements.**

- (a) A rezoning application for a recreational vehicle park along with a development plan shall be filed by or on behalf of the landowner or designee with the building inspections department. The purpose of the development plan is to provide the city with information in respect to the type, character, scale and intensity of development as well as the time phasing of the proposed recreational vehicle park in order for the city to evaluate the impact of the development upon the city.

- (b) A minimum area for a recreational vehicle park is three (3) acres.
- (c) Minimum park frontage/width: 100 feet.
- (d) Park minimum setbacks:
  - 1. Front yard: 35 feet.
  - 2. Side yard: 30 feet.
  - 3. Rear yard: 35 feet.
- (e) The maximum density shall not exceed 10 recreational vehicle units per acre.
- (f) Minimum 25% open space excluding required stormwater/drainage. The minimum 25% shall be reserved collectively in contiguous units accessible to all the RV sites and maintained by the property owners. This open space is to be used for: accessory uses, parks, recreation facilities, sidewalks clubhouse, pool and similar.
- (g) All recreational vehicle parks shall have frontage on an existing publicly or privately maintained street.
- (h) The RVP zoning designation is for recreational vehicles only. Manufactured homes are not permitted.
- (i) All recreational vehicle parks shall meet zoning and all city, county and state codes and regulations. This includes all required accessory uses such as toilets, showers, laundry facilities, etc.
- (j) Amenities and accessory uses shall be restricted to use by park occupants only.
- (k) The addition or attachment of any accessory structures such as awnings, porches, carports, or individual storage facilities not specifically designed and included as a standard part of the original recreational vehicle is expressly prohibited.
- (l) The removal of wheels and/or the installation of skirting materials around the base of a recreational vehicle is expressly prohibited.
- (m) Water and Sanitation.
  - 1. Each recreational vehicle park shall provide individual service lines delivering potable water. The owner shall install such water facilities in a manner equal to the specifications of the State and any applicable ordinances adopted by the City, and

will comply with all applicable federal, state, county, and city laws, codes, regulations, ordinances, and requirements.

2. Sanitary facilities shall be provided in accordance with the requirements of the Alabama Department of Environmental Management.
3. Sanitary facilities shall include a minimum of one toilet and one lavatory for each gender and a minimum of one shower for each gender shall be provided for the exclusive use of the park occupants for the first 10 recreational vehicle spaces. An additional toilet, lavatory, and shower for each gender shall be provided for each additional 10 spaces.
4. Where a public sanitary sewage system is reasonably accessible, the owner shall connect with the same and provide all recreational vehicle parking spaces a sewer hook-up, except as provided herein. In lieu of individual parking space sewer hook-up capability, trailer sanitation/dump stations, built to code and designed to receive the discharge of sewage holding tanks of self-contained vehicles, may be installed in an accessible location in a recreational vehicle park. If trailer sanitation/dump stations are built on the property, they shall be built in accordance with any Jefferson County Health Department guidelines and subject to inspection by both the City Building Inspector and the Jefferson County Health Department Inspector. Sanitary dump stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any recreational vehicle parking space by a minimum of 50 feet.
5. Trash dumpsters shall be located within 300 feet of every recreational vehicle parking space, but no closer than 200 feet and shall be enclosed on all sides with a gated, solid wood or masonry enclosure that is a minimum of six feet in height.
6. Each recreational vehicle lot shall be provided with an individual electrical service mounted on a pole or pedestal and shall have a disconnecting means consisting of a circuit breaker or a switch and fuses housed in a panel approved for exterior use. A minimum combination of thirty (30) AMP must be

provided for each recreational vehicle lot. The owner shall install such electric facilities in a manner equal to the specifications of the City and any applicable codes adopted by the City.

- (n) Access: Recreational vehicle parks shall be so located and designed that no entrance or exit shall require movement of traffic to or from the recreational vehicle park through a residential subdivision. Nothing herein prohibits movement adjacent to a residential subdivision.
- (o) There shall be a twenty (20) foot buffer consisting of trees, landscaping, or natural terrain to serve as a buffer along all property lines where the park adjoins a right-of-way, road, vacant property, or a different land use.
- (p) Conditions of soil, groundwater, drainage and topography shall not create hazards to the property or safety of the occupants. A recreational vehicle park shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion of the park subject to flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards. To this end, all recreational vehicle spaces which are located in any designated flood zone shall comply with all applicable federal, state, county, and city laws, codes, regulations, ordinances and requirements.

**Section 6. MODIFICATION OF APPENDIX A, ARTICLE IV. – ZONE REGULATIONS.** Appendix A, Zoning, Article IV., Zone Regulations, Section 4:24 – (RVP) Recreational Vehicle Park, of the *Municipal Code of the City of Irondale, Alabama* is hereby amended to add the following:

#### **Appendix A – Zoning**

#### **Article IV – Zone Regulations**

#### **Section 4:24 – (RVP) Recreational Vehicle Park**

#### **Section 4:24-6. – Other Regulations.**

- (a) Access and Internal Streets: Recreational vehicle sites within the park shall be served by internal roads and shall not have direct access to public streets except for entering or exiting. Maintenance of private roads within the park shall be the responsibility of the developer and/or owner of the property.
- (b) Off-Street Parking and Maneuvering Space: The internal circulation system of a recreational vehicle park shall be

designed so that parking, loading or maneuvering of vehicles shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the designated parking area. Sufficient maneuvering, space, and off-street parking facilities shall be provided at each vehicle site to accommodate a towing vehicle.

- (c) Fire Hydrants: Fire hydrants shall be required for all recreational vehicle park developments. Fire hydrants shall be located no more than 1,000 feet apart and within five hundred (500) feet of any recreational vehicle site or park structure and shall be of the type, size and design specified by the codes adopted by the city.
- (d) Ground Cover: Exposed ground surfaces in all parts of every vehicle site area or other vehicle parking area shall be grassed, landscaped, paved, or covered with gravel to prevent soil erosion.
- (e) Drainage Requirements: Surface drainage plans for the entire tract shall be reviewed as a part of the building permitting process by the city engineer, who shall determine whether the proposed plan is compatible with the surrounding existing drainage pattern and any relevant drainage plan.

#### **Section 4:24-7. – Long-Term Storage of Recreational Vehicles**

Recreational vehicles may be stored within an area in a recreational vehicle park only if each of the following requirements are satisfied.

- (a) The recreational vehicle park contains at least six (6) acres.
- (b) The storage area of the recreational vehicle park does not encompass more than three percent (3%) of the total acreage of the area of the property utilized as a recreational vehicle park.
- (c) Recreational vehicles being stored must not be occupied and not be attached to electrical, sewer, or water lines.
- (d) The owner and/or operator of the recreational vehicle park must obtain and maintain current vehicle title documentation of each recreational vehicle stored prior to the placement of the recreational vehicle into storage. The park owner and/or operator shall retain current title documentation for the duration of the storage of a recreational vehicle.

#### **Section 4:24-8. – RV Park Rules and Regulations.**

All recreational vehicle parks shall have rules and regulations which shall include a statement of when the recreational vehicle park manager will be available, and the rules in regard to storage,

garbage, trash, animals, electric utilities, water, sewer, maximum duration of stay, maintenance, security, and other matters having a bearing on the area sanitation, maintenance, use, health and safety. A copy of the recreational vehicle park rules and regulations shall be submitted with the site plan.

**Section 4:24-9. – Ownership.**

Recreational vehicle parks may not be platted or otherwise divided by fee simple ownership, and all facilities, including roads, shall be privately owned and shall not occupy parcels of land which are deeded separately from the rest of the park. The City of Irondale shall not be responsible for maintenance and/or repair of common facilities and/or roadways within any recreational vehicle park.

**Section 7. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 8. SEVERABILITY.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Irondale hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 9. LEGAL RIGHTS NOT IMPAIRED.** That nothing in this ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 10. ORDINANCE CUMULATIVE; COMPATIBILITY WITH OTHER REGULATIONS.** This Ordinance shall not be construed to modify or to repeal any other ordinance, rule, regulation, or other provision of law. The requirements of this Ordinance are in addition to and cumulative to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

**Section 11. PUBLICATION OF ORDINANCE.** That the City Clerk of the City of Irondale is hereby ordered and directed to cause this ordinance to be published and that a copy of this Ordinance be entered upon the minutes of the meeting of the City Council.

**Section 12. EFFECTIVE DATE OF ORDINANCE.** That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby

shall be in full force and effect as provided by law and shall continue in full force and effect from month to month and year to year from its effective date until repealed.

**ADOPTED & APPROVED:** This 5th day of December, 2023.

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David Spivey, City Council President

**APPROVED:**

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James D. Stewart, Jr., Mayor

**ATTESTED:**

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Leigh Ann Allison, City Clerk

**CERTIFICATION**

I, Leigh Allison, City Clerk of the City of Irondale, Alabama, hereby certify that the above to be a true and correct copy of an ordinance adopted by the City Council of the City of Irondale at its regular meeting held on the 5th day of December, 2023, as the same appears in the minutes of record of said meeting.

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Leigh Ann Allison, City Clerk