

HAMPTON COUNTY, SOUTH CAROLINA
ORDINANCE NO. 2024-__

AN ORDINANCE TO ESTABLISH REGULATIONS FOR THE TEMPORARY USE OF RECREATIONAL VEHICLES AS DWELLINGS IN HAMPTON COUNTY, SOUTH CAROLINA, TO PROMOTE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE; AND TO PROVIDE FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF.

This ordinance shall be known and may be cited as the "Hampton County Temporary Recreational Vehicle Use Ordinance."

The purpose of this ordinance is to establish regulations governing the temporary use of recreational vehicles (RVs) on single parcels of land while ensuring public health, safety, and welfare. This ordinance aims to:

- Provide guidelines for the safe and regulated use of RVs as temporary dwellings under certain hardship circumstances or natural disasters, such as fire, hurricanes, or damage to a permanent home.
- Prevent the unauthorized and piecemeal development of RV campgrounds, ensuring compliance with **Section 7.15** of the Hampton County Land Development Ordinance (LDO).
- Allow the temporary use of RVs for seasonal hunting activities, with continuous use not exceeding **90 days**.
- Limit the number of RVs per single lot of record to **two (2)**.
- Establish infrastructure requirements related to **electricity, water, and sewage/septic** for temporary RV dwellings.
- Provide a **grandfather clause** to allow the continued use of existing RVs as dwellings.

I. The following circumstances shall allow for the temporary use of RVs as dwellings, subject to proper permitting and compliance with this ordinance:

1. **Hardship Use:** Temporary use is permitted when a primary residence is deemed uninhabitable due to fire, storm damage, or other unforeseen hardship.
 - A temporary use permit must be obtained from the **Building Official or designee**.
 - The RV must be placed in a safe and sanitary manner, with proper electrical and wastewater hookups.
 - Use is limited to **365 days**, with the possibility of an extension upon review.
2. **Seasonal Use for Hunting Activities:** Temporary RV use is permitted for hunting season, with continuous use not exceeding **90 days** per calendar year.
 - The RV must be removed after the approved period unless a renewal is granted.

3. **Construction Use:** Temporary RV use is allowed on a property with an active **building permit** for a primary residence.

- The RV must no longer be occupied as a temporary residence within **30 days** of the issuance of a Certificate of Occupancy for the permanent dwelling.

II. The following applies to all RVs on single parcels of land:

1. Anyone who wishes to use an RV as a temporary dwelling under the provisions of this ordinance shall submit an application to the Building Department and provide sufficient details of the intended use of the property on which an RV is located. Sufficient details include, but is not limited to: contact information of the applicant, location of the RV, a site plan showing the location of the RV, septic tank approval from DES or approval for city sewer, electric pole, and details of other existing and proposed conditions.
2. Any RV approved as a temporary dwelling under this ordinance is limited to a 100 amp electric service. Electrical service must be installed by a licensed electrician who shall provide written assurances to the Building Department that the electric service installed is sufficient for the intended use(s) of the applicant.
3. An RV approved under this Ordinance shall provide for the proper disposal of sewer by providing evidence of city sewer connections or a septic system approved by SC DES for the purpose of the RV.
4. No more than 2 RVs per single parcel of land shall be permitted unless developed as an RV park under Section 7.15 of the LDO.
5. The use of RVs as **permanent** residences outside of the approved temporary uses outlined in this ordinance is strictly prohibited. RVs must remain ready for highway use by maintaining current registration, tags, inflated tires, quick disconnect to utilities, and with no permanent attached additions.
6. No RV shall be used as a **rental property** or leased as a dwelling unit for longer than a continuous period of ninety (90) days.
7. The establishment of unauthorized RV campgrounds without approval and compliance with **Section 7.15** of the Hampton County LDO is prohibited.

III. To minimize visual impact and maintain community aesthetics, any RV visible from an **arterial** street and used as a temporary dwelling under this ordinance shall be screened through one or more of the following methods:

- **Natural Vegetation:** Placement of RVs behind existing trees or landscaping to provide adequate coverage.
- **Fencing:** Installation of a wooden, vinyl, or other approved opaque fence at least **six (6) feet** in height.

- **Other Approved Barriers:** Use of berms, hedges, or other screening measures as approved by the **Building Official or designee**.
- The screening requirements shall be enforced as a condition of the temporary use permit and must be maintained for the duration of the RV's occupancy.

IV. Administration and Enforcement

- The **Building Official or designee** shall be responsible for issuing temporary use permits and ensuring compliance.
- Violations of this ordinance shall be subject to penalties, including fines and the removal of unauthorized RV dwellings.
- Any appeals regarding enforcement actions shall be heard by the Planning Commission.
- Any RV being used as a dwelling prior to the adoption of this ordinance may continue to be used so long as it remains occupied and is not **abandoned for more than one hundred eighty (180) days**. An RV that is unoccupied for more than one hundred eighty (180) days, must comply with the provisions of this ordinance.

This ordinance shall take effect upon adoption by the Hampton County Council.

Adopted this ____ day of _____, 2024.

ATTEST:

Clerk to County Council

HAMPTON COUNTY COUNCIL:

Chairperson

Vice-Chairperson

Council Member

DRAFT