

# ORDINANCE NO. 521

## RECREATION VEHICLE RENTAL DWELLINGS/PARKS IN THE CITY OF DADEVILLE

**WHEREAS**, the Council of the City of Dadeville, Alabama desires to have guidelines for recreation vehicle rental dwellings and parks in the City of Dadeville; and

**WHEREAS**, RV dwellings and parks shall be developed according to minimum acceptable standards and requirements in zoning districts C-1 and C-2; and

**WHEREAS**, RV dwellings and parks shall include the following:

1. Dedicated green spaces
2. Detailed site requirements for various Class A, B and C Motorhomes/RV's
3. Occupancy limits to the manufacturer's listed occupancy rate
4. Allowable accessory structures and uses
5. Buffer yards, green space and landscaping plans
6. Duration of stay of up to 90 days
7. Drainage requirements
8. Subleasing restrictions

**WHEREAS**, the full and complete description of the RV Rental Dwellings/Parks ordinance shall be included as Exhibit A; and

**WHEREAS**, the Dadeville Planning and Zoning Board has recommended this ordinance for Recreation Vehicle Rental Dwellings/Parks in the City of Dadeville;

**NOW, THEREFORE**, be it ordained by the City Council of City of Dadeville, Alabama as follows:

That Ordinance No. 521 Recreation Vehicle Rental Dwellings/Parks in the City of Dadeville be approved and adopted on this 27<sup>th</sup> day of October, 2024

ROLL CALL VOTE:

Councilperson Caldwell

Yea

Councilperson Heard

Yea

Councilperson Greer

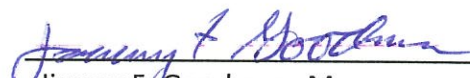
Yea

Councilperson Wolfe

Yea

Councilperson Johnson

Yea

  
Jimmy F. Goodman, Mayor

ATTEST:

  
Debbie M. Minor, City Clerk

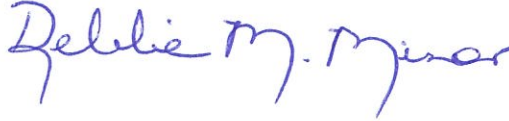
CERTIFICATION OF THE CITY CLERK

STATE OF ALABAMA            )  
TALLAPOOSA COUNTY        )

I, Debbie M. Minor, City Clerk of the City of Dadeville, Alabama, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 521 duly adopted by the City Council of the City of Dadeville, Alabama on the 22<sup>nd</sup> day of October, 2024.

Witness my hand and seal of office this 22<sup>nd</sup> day of October, 2024.

Debbie M. Minor  
City Clerk



Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

**Recreational Vehicle Rental Dwellings/Parks in the City of Dadeville:**

1. Recreational Vehicle (RV) Parks: All Recreational Vehicle parks in the City of Dadeville shall be developed according to the following standards:

a) Minimum size requirements for RV parks and lots.

1. Minimum size for development site: 150,000 square feet (which is 3.44352617 acres.)
2. The development site shall have at least 50 feet of frontage on an arterial street. RV parks are not allowed to have their primary entrance/exits on a local roadway.

b) Dedicated green space.

1. All RV parks in the City of Dadeville shall have a minimum of twenty percent (20%) of the entire RV park dedicated to green space.

c) Restricted Districts.

1. RV sites are prohibited in the Dadeville Historic District (DHD).
2. The allowed zoning districts for RV parks in the City of Dadeville are: C-1 and C-2.

d) Vehicle Site Requirements.

1. All RV sites shall be shown on the site plan for the park.
2. All RV site plans shall identify the number of Class A, B and C Motorhomes/RV's it can accommodate.
3. RV Rental Pads: Each site shall be marked and numbered for identification and shall meet all requirements of this ordinance.
4. The minimum RV site area shall be 1,500 square feet, with a minimum width of 25 feet and a minimum depth of 50 feet with a minimum five-foot-wide setback on each side, or otherwise be able to accommodate both the RV unit and the tow vehicle.

Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

5. Surfacing of RV sites shall consist of gravel, asphalt or concrete as noted in the following requirements.
  6. A minimum of seventy-five percent (75%) of all RV spaces shall have paved or asphalt pads for the RV and each site must be equipped with hookups for water, sewage, electricity and internet access.
  7. A maximum of twenty-five percent (25%) of all RV spaces may be intended for occupancy by recreational vehicles not having self-contained toilet, lavatory or bathing facilities, and therefor may have gravel surfacing. These sites still must have an individual hookup for water, electricity and internet access. The design of the gravel pad shall be approved by the City Building Inspector to maintain proper drainage and minimize dust. These designated gravel pad spaces must be of a design approved (in writing) by the City Building Inspector, however they cannot be less than the RV unit minimum site area provided in item 5 above.
  8. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV Park.
  9. The minimum distance between recreational vehicles shall be 10 feet. The minimum distance between an RV and any structure shall be 20 feet. The minimum allowable distance between recreational vehicles shall, for the purpose of this section, be measured from and between the outermost structural parts, slide outs or attached accessory features, including roll-out canopies affixed to an RV.
  10. 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 RV shall be expressly prohibited.
  11. The removal of wheels and/or the installation of skirting materials around the base of a RV shall be prohibited.
- e) Occupancy of RV:
1. Occupancy of each individual recreational vehicle is limited to the listed occupancy rate of the manufacturer for the specific RV. If there is no manufacturer listed occupancy rate, the rate is limited to the number of

Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

people the RV or camper can sleep in beds. A single bed sleeps a maximum of 1, a double, queen or king bed sleeps a maximum of 2.

2. Occupancy of each individual recreational vehicle site/space is limited to one recreational vehicle and not more than two passenger automobiles or trucks, accommodating one camping party.
3. Sub-leasing of RV's is not permitted. This means there shall be no marketplace or local companies (such as Airbnb, VRBO, Management Companies, etc.) that act as a broker and charges a commission from each booking.

f) Allowable Accessory Structures and Uses.

1. Clubhouse, bathhouse, camp store, laundry, swimming pool, and other shared facilities for the common use of the RV guest of a development.
2. There shall be no more than one (1) dwelling unit of conventional construction, being at least 600 square feet in size, for the use of a resident manager.

g) Buffer yards.

1. There shall be a twenty-foot-wide buffer area with landscaping pursuant along all property lines where the park adjoins a road, vacant property, or a different land use.
2. RV parks shall install five (5) canopy trees, five (5) understory, and twenty-five (25) shrubs per 300 linear feet of buffer area or 10 dwelling units for general landscaping and shall not exceed the following performance criteria or Impervious Surface Ratio (ISR):

Maximum gross density:	10 RV sites/acre
Maximum ISR for entire park:	0.25
Maximum ISR for any RV site:	0.60
Maximum building height (conventional structures) as measured from the highest elevation side of the structure.	35 feet

3. For purposes of site plan review, it shall be assumed that impervious surfaces cover 25 percent of each designated RV site unless the site plan specifies a lesser amount.

Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

4. An open space area shall be provided which is easily accessible from all recreational vehicle sites.
5. The minimum size of such open space area shall be 20 percent of the entire tract area or 20,000 square feet, whichever is greater.

h) Other Regulations.

1. **Site Plan:** Any applicant for the required permits to establish, construct, alter or extend a recreational vehicle park in the City of Dadeville shall prepare and submit a detailed site plan (drawn to scale) in accordance with the requirements of the City Building Inspector. The site plan shall include detailed landscape plans including the intended plantings and their respective size at the time of planting.
2. **Access and Internal Streets:** RV sites within the park shall be served by internal paved/asphalt roads shall be standard road sizes enough to accommodate all RV traffic and shall not have direct access to public streets. Maintenance of all private roads within the park shall be the responsibility of the developer and/or owner of the property. Furthermore, all private roads must be maintained and in good repair and void of any potholes.
3. **Off-Street Parking and Maneuvering Space:** The internal circulation system of a RV park shall be designed so that parking, loading or maneuvering of vehicles shall not necessitate the use of any public street, sidewalk, or 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 site to accommodate a towing vehicle.
4. **Duration of Stay:** Vehicle sites shall be rented by the day or week only. No RV shall remain in a park longer than 90 ~~60~~-consecutive calendar days and once an RV renter departs an RV park, they may not return to the same RV park for at least 14 consecutive days later. Moving to another space in the same recreational vehicle park is not permissible and does not reset the 90-day clock.
5. All RV Park 90-day length of stay exceptions requests must be made to the City of Dadeville, Building Inspector and/or City Clerk. The form at the end of this document should be used to make requests.

## Recreational Vehicle Rental Lots in the City of Dadeville September 5, 2024

A An example of an acceptable variance request, is a "contract worker" performing a (verified in writing by the employer) short-term job of less than 365 days) who wants to bring in their RV and rent an RV space during their job stay in the City of Dadeville or the surrounding areas, provided the job is in Tallapoosa County.

Note: A variance for a short-term contract worker will only be considered for the individual worker(s) but not for others; including family members and/or children.

B An example of an unacceptable request for a variance is an individual or family wishing to stay longer than the maximum allowable stay listed above for a reason such as wanting to live in the RV park to determine if they then would want to move to Dadeville.

6. Ground Cover: Exposed ground surfaces in all parts of every vehicle site area or other vehicle parking area shall be grassed, paved, or covered with gravel to prevent soil erosion.
7. Drainage Requirements: Surface drainage plans for the entire tract shall be reviewed by the City Building Inspector, who shall determine whether the proposed plan is compatible with the surrounding existing drainage pattern and any relevant drainage plan of the City, prior to issuance of building permits.
8. Ownership: RV parks may not be platted or otherwise divided by fee simple ownership; however, the sale of interests or memberships on a condominium basis is permitted.
9. All facilities, including roads, shall be privately owned by the RV park and shall not occupy parcels of land which are deeded separately from the rest of the park. The City of Dadeville shall not be responsible for maintenance and/or repair of common facilities within any recreational vehicle park.
10. Storage of unoccupied RV's must be in a separate designated business location not located in the site plan of the RV Park or in view of any arterial streets.

Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

- i) Word Usage: When used in this ordinance, the following terms shall have the meanings herein ascribed to them.
1. Recreational Vehicle: is a vehicle designed for recreational use (as in camping)
  2. Arterial Street: Any United States or State numbered route, controlled-access highway, or other major street or highway designated by local authorities within their respective jurisdictions as part of a major arterial system of streets or highways. Example: Alabama Highway 49.
  3. Buffer Yard: is defined as a planting yard that serves as a visual separation between uses and should be densely planted.
  4. Canopy Tree: A tree canopy is a tree that, when mature, reaches a height of at least 35 feet and one where the layer of branches and leaves that "cover the ground when viewed from above." Canopy Trees are: White Oak, Red Oak, Sugar Maple, Red Maple, Silver Maple, Pignut Hickory, Shagbark Hickory, Beach, Black Birch, and Tulip Tree.
  5. Understory Trees: A shade tolerant tree species, about 15 to 50 feet in height, that grow under the crowns of larger trees. Understory trees examples are: flowering Dogwoods, Redbuds, Birch/Hophornbeam and Hornbeams.
  6. Impervious Surface Ratio (ISR): Means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area.



Recreational Vehicle Rental Lots in the City of Dadeville  
September 5, 2024

### RV Park 90-Day Length of Stay Exception Application

The maximum stay length a stay in Dadeville at an RV Park is 90 consecutive calendar days.

RV Parks faced with requests longer than 90 days, for situations such as a person coming to town to **work at a temporary, non-permanent job** and are wanting to stay in a Dadeville RV Park for longer than 90 days, may complete the below information and submit it to the City Clerk of Dadeville at 216 S. Broadnax Street, Dadeville, AL 36853. It will be reviewed and by the City Building Inspector, who will in turn make a decision and get back with the RV Park applicant. This process will be as expeditious as possible.

RV Park Name: \_\_\_\_\_

RV Park Contact: \_\_\_\_\_

RV Park Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number of RV Park Contact: \_\_\_\_\_

Reason for request of an extended stay (past 90 days): \_\_\_\_\_

Company Name of temporary job assignment or other: \_\_\_\_\_

Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Length of assignment: \_\_\_\_\_

Date of 1<sup>st</sup> day after 90-day RV stay: \_\_\_/\_\_\_/\_\_\_ Date of planned departure: \_\_\_/\_\_\_/\_\_\_

Exception verified by City of Dadeville: \_\_\_ Y \_\_\_ N Comments: \_\_\_\_\_

Request Granted: \_\_\_ Y \_\_\_ N By & Date: \_\_\_\_\_ & \_\_\_/\_\_\_/\_\_\_

Date Requesting RV Contact Notified by City: \_\_\_/\_\_\_/\_\_\_

Method of notification: \_\_\_\_\_

\*.\*.\*.\*.\*.\*.\*.\*

Extended Stay Applicant's Name: \_\_\_\_\_

Email Address: \_\_\_\_\_ Cell: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tag# and State: \_\_\_\_\_ RV owned by Applicant: \_\_\_ Y \_\_\_ N

# of people staying: \_\_\_\_\_ # of children staying under 19: \_\_\_\_\_ If yes, ages: \_\_\_\_\_