

AN ORDINANCE AMENDING SECTION 415.190 RECREATIONAL VEHICLES OF THE CODE OF THE CITY OF HOLLISTER, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI AS FOLLOWS:

Section 415.190. Recreational Vehicle Parks

- A. All recreational vehicles (RVs) placed on sites within all unnumbered and numbered A Zones and AE Zones on the community's FIRM either:
1. Recreational vehicle parks may be permitted provided they meet the general requirements of this Code.
 - a. Commercial business license shall be obtained from the City of Hollister to operate a RV park.
 - b. Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).
 - c. Minimum of five (5) acres.
 - d. Shall have one (1) additional vehicle parking space per each recreational vehicle site.
 - e. Utilities (electrical, water, and sewer) hook-ups shall be provided.
 - f. Provisions for waste/trash/garbage disposal in an enclosed area.
 - g. Registration office shall provide adequate paved parking for RV's and patrons.
 - h. A recreational vehicle park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.
 - i. Provide the City a written copy of park rules prior to issue of conditional use permit.
 - j. The recreational vehicles park shall not be expanded except by conditional use permit review.
 - k. Recreational vehicle parks shall be permitted on land shown in the designated floodplain as shown on Hollister's Flood Insurance Rate Map (FIRM – official floodplain map.)

2. RVs designed to be self-propelled or permanently towable by a vehicle shall be fully licensed and ready for highway use:
 - a. RVs ready for highway use means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - b. All vehicles required to tow a towable RV shall be fully licensed and ready for highway use.
 - c. No tie-downs.
3. RVs shall not be on a lot site more than one hundred eighty (180) consecutive days. They may change to another lot site that is not adjacent to current lot site.
4. Well-maintained sites:
 - a. Appliances shall not be permitted outside of a RV.
 - b. Any furnishings to be assembled with tools shall not be permitted outside of a RV.
 - c. External storage sheds, outbuildings, racks or shelves shall not be permitted outside of a RV.
 - d. There shall be no additions built on to any recreational vehicle.
 - e. Storage under a RV shall not be permitted.
 - f. Temporary tents (easy ups or similar assemblies) shall be allowed for weather coverage only but are not to be used for overnight lodging or storage.
 - g. No construction materials shall be permitted outside of a RV.
 - h. Tarps shall not be permitted to cover up a RV, items on picnic tables or covering up items on lot.
 - i. No washing of a RV or motor vehicle.
 - j. No permanent fences allowed. Only portable fences shall be permitted for pets.
 - k. No RV or vehicle repairs or maintenance shall be permitted on the premises.
 - l. Sewer connections on the lot site shall be constructed with a threaded end for a screw on cap. Connections to sewer or water shall not have leaks. No discharge of sewage or gray water on the ground.

m. Skirting on RVs shall not be permitted except during the time period from October 1st thru March 31st. All skirting shall be removed during all other times of the year. Plastic sheeting, plywood, tarps or other makeshift skirting items which require tools to attach to RV shall not be permitted.

5. One RV to be used for year around employee housing may be placed on a site and shall meet the elevation and anchoring requirements for manufactured homes.

READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI THIS 6TH DAY OF April, 2023.

Lamar Patton, Mayor

ATTEST:

Bridget Epps, City Clerk

STAFF REPORT FOR PLANNING COMMISSION

Prepared by Kathy Knight

TO: Rick Ziegenfuss, City Administrator

DATE: March 14, 2023

SUBJECT: Amending Chapter 415 Floodplain Management, Section 415.190 Recreational Vehicles

Information: The staff recommends amending Section 415.190 to update the regulations of Recreational Vehicle Parks (RV) sites in the floodplain.

We have several RV park areas in the floodplains currently and will have more in the future. The staff is requesting additional regulations for these RV park areas because of the potential flash floods that may occur.

Deleted wording is shown in ~~strike through~~ print and added wording is in **bold underlined** print.

Staff recommends approval of this change.

Section 415.190. Recreational Vehicles **Parks**

[Ord. No. 99-57, 10-21-1999; Ord. No. 12-01, 1-19-2012]

- B. ~~Require that~~ **All** recreational vehicles (RVs) placed on sites within all unnumbered and numbered A Zones and AE Zones on the community's FIRM either:

- ~~1. Be on the site for fewer than one hundred eighty (180) consecutive days;~~
- ~~2. Be fully licensed and ready for highway use*³; or~~
- ~~3. Meet the permitting, elevating, and the anchoring requirements for manufactured homes of this Chapter.~~

~~*A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.~~

1. Recreational vehicle parks may be permitted provided they meet the general requirements of this Code.

a. Commercial business license shall be obtained from the City of Hollister to operate a RV park.

b. Pursuant to the authority granted by Sections 67.1360 and 67.1362, RSMo., a tax for tourism purposes is hereby imposed on charges for sleeping rooms to be paid by transient guests of hotels, motels, nightly rentals, bed and breakfast inns, campgrounds and any docking facility which rents slips to recreational boats which are used for sleeping to the extent and in the manner provided for in Sections 37.1360 and 67.1362, RSMo. The rate of the tax shall be five percent (5%).

c. Minimum of five (5) acres.

d. Shall have one (1) additional vehicle parking space per each recreational vehicle site.

e. Utilities (electrical, water, and sewer) hook-ups shall be provided.

f. Provisions for waste/trash/garbage disposal in an enclosed area.

g. Registration office shall provide adequate paved parking for RV's and patrons.

h. A recreational vehicle park map layout to include each site clearly numbered and consistent with the placement shown on map layout with dimensions.

i. Provide the City a written copy of park rules prior to issue of conditional use permit.

j. The recreational vehicles park shall not be expanded except by conditional use permit review.

k. Only on land shown in the designated floodplain as shown on Hollister's Flood Insurance Rate Map (FIRM — official floodplain map).

2. RVs designed to be self-propelled or permanently towable by a vehicle shall be fully licensed and ready _____ for highway use:

a. RVs ready for highway use means that it is on its wheels or jacking system, is attached to _____ the site only by quick disconnect type utilities and has no permanently attached additions.

b. All vehicles required to tow a towable RV shall be fully licensed and ready for highway use.

c. No tie-downs.

3. RVs shall not be on a lot site more than one hundred eighty (180) consecutive days. They may change to _____ another lot site that is not adjacent to current lot site.

4. Well-maintained sites:

- a. No appliances shall not be permitted outside of a RV.
 - b. Any furnishings to be assembled with tools shall not be permitted outside of a RV.
 - c. External storage sheds, outbuilding, racks or shelves shall not be permitted outside of a RV.
 - d. There shall be no additions built on to any recreational vehicle.
 - e. Storage under a RV shall not be permitted.
 - f. Temporary tents (easy ups or similar assemblies) shall be allowed for weather coverage only but are not to be used for overnight storage.
 - g. No construction materials shall be permitted outside of a RV.
 - h. Tarps shall not be permitted to cover up a RV, items on picnic tables or covering up items on lot.
 - i. No washing of a RV or motor vehicle.
 - j. No permanent fences allowed. Only portable fence shall be permitted for pets.
 - k. No RV or vehicle repairs or maintenance shall be permitted on the premises.
 - l. Sewer connections on the lot site shall be constructed with a threaded end cap. Connections to sewer or water shall not have leaks. No water on the ground.
- lodging or
- for a screw on
discharge of sewage or gray

m. Skirting on RVs shall not be permitted except during the time period from October 1st thru _____ March 31st. All skirting shall be removed during all other times of the year. Plastic sheeting, _____ plywood, tarps or other makeshift skirting items which require tools to attach to RV shall _____ not be permitted.

5. One RV to be use for year around employee housing may be placed on a site and shall meet the elevation _____ and anchoring requirements for manufactured homes.