

19.09.10/01



Nice Matters!

Town of Emerald Isle
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Mayor Pro-Tem
Floyd Messer, Jr.

Board of Commissioners
Candace Dooley
Steve Finch
Jim Normile
Mark Taylor

Town Manager
Matt Zapp
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ORDINANCE AMENDING CHAPTER 4 – USE REGULATIONS – OF THE UNIFIED DEVELOPMENT ORDINANCE TO REMOVE THE BATHHOUSE REQUIREMENT FOR RECREATIONAL VEHICLE PARKS

WHEREAS, the Town's Unified Development Ordinance (UDO) currently requires Recreational Vehicle Parks to have a central structure to provide separate toilet and bath or shower facilities for both sexes, and

WHEREAS, many of the Recreational Vehicle Parks no longer require toilet and bath or shower facilities because each unit is equipped with said facilities, and

WHEREAS, all Recreational Vehicle Parks excluding one are annual leasing parks, and

WHEREAS, each unit is connect to a sanitary sewer system allowing the proper and environmentally safe removal of waste water, and

WHEREAS, the Town now desires to amend Section 4.2.2.-Mobile Home Parks and Recreational Vehicle Parks, (4) Recreational Vehicle Park Site Development and Management (J) Restroom Facilities Chapter 4 Use Regulations to remove the requirement for bathhouses in Recreational Vehicle Parks

WHEREAS, the Planning Board unanimously recommends approval of the amendment,

NOW, THEREFORE, BE IT RESOLVED by the Emerald Isle Board of Commissioners that

1. Chapter 4 Use Regulations, of the Unified Development Ordinance is hereby amended to read as follows:

Amend Chapter 4 Use Standards, 4.2.2 Mobile Home Parks and Recreational Vehicle Parks, (4) Recreational Vehicle Park Site Development and Management (J) Restroom Facilities as follows:

(4) Recreational Vehicle Park Site Development and Management

- Each park shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. Parks that only operate on an annual lease schedule with each unit connected to a waste water system shall not require a central structure that provides toilet and bath or shower facilities for both sexes. Provided, nothing herein shall change the requirement for those RV facilities with pools or other common amenities that require separate restroom facilities. All other parks allowing daily, weekly or monthly rentals shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. This structure may also contain a retails sales counter and/or coin-operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

2. The Board of Commissioners has determined that the above amendments are consistent with the Town of Emerald Isle's 2017 CAMA Landuse Plan, as amended.

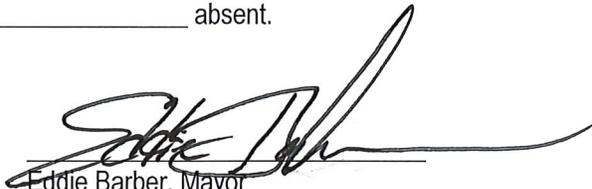
3. The Board of Commissioners has determined that the above amendments are both reasonable and in the public interest for the following reasons:

- o Is consistent with the values and goals of the Town of Emerald Isle, and

- o Combined with other UDO requirements, is consistent with the family-friendly beach town atmosphere

4. The Town Clerk is authorized to amend the sections as set forth above.
5. This ordinance shall become effective immediately upon its adoption. If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Adopted this the 10th day of September, 2019, by a vote of
Commissioner(s) Dooley, Finch, Messer, Normile, Taylor voting for,
Commissioner(s) _____ voting against, and
Commissioner(s) _____ absent.


Eddie Barber, Mayor

ATTEST:


Rhonda Ferebee, Town Clerk

