



Nice Matters!

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DATE: August 16, 2019
TO: Planning Board Members
CC: Matt Zapp, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Possible Amendment to Chapter 4 Use Regulations. Section 4.2.2- Mobile Home Parks and Recreational Vehicle Parks**

It has been brought to my attention that there are issues regarding the restroom facility requirement for RV parks. Park owners and residents have expressed concern that the requirement for a central bathhouse in their respected parks is unnecessary. The parks that pertain to this concern are those that participate in annual leasing and do not allow daily, weekly or monthly rentals.

One issue resulting from this requirement is that the park owners have problems with the public trespassing and utilizing the restroom facilities when coming to and from the beach. Trespassers use these facilities more than park tenants do. This creates unnecessary maintenance issues park owners have to encumber. It is important to note, that every unit in these annual leasing parks are hooked up to a wastewater system. Each unit has its own private restroom facility, making the need for a communal bathhouse unnecessary.

I have researched how other municipalities relative to Emerald Isle in size and location handle restroom facility requirements in RV parks and campgrounds for comparison. I have also contacted Carteret County Environmental Health Program to confirm that restroom facilities are not required in RV parks by any codes or standards, but it is left up to local jurisdiction to decide. With that in consideration, it is to my best knowledge that a central restroom facility should not be mandatory in RV parks that only allow annual leasing for the reasons discussed above. However, campgrounds or parks that allow daily, weekly or monthly rentals should still be required to maintain a central restroom facility.

This amendment would provide relief for park owners and tenants. Not having to maintain a restroom would provide great economical relief and social benefit. The space where the restroom structure was could be utilized for another rental along with the relief from maintenance costs for the structure. As discussed above, this would also provide relief from trespassing, which reduces crime and improves the parks' overall safety and tenant satisfaction.

Currently the restroom facility requirement for mobile home and RV parks is located in Section 4.2.2.

Current Regulation

4.2.2.- Mobile Home Parks and Recreational Vehicle Parks

(4) Recreational Vehicle Park Site Development and Management

- (J) Restroom Facilities
 - Each park 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 retail sales counter and/or coin-operated machines for the park residents use only, provide there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

The amendment for Section 4.2.2 (J) is as follows.

Proposed Amendment to (J) only

(J) Restroom Facilities

- Each park is not required to have a central structure, or structures, that provide separate toilet and bath or shower facilities for both sexes only if they operate on an annual leasing schedule and if each unit is connected to a wastewater system. 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 retail 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.

There are no county health rules that require restroom facilities and most local jurisdictions only require restroom facilities for campgrounds or travel trailer parks (i.e. parks that allow daily, weekly or monthly rentals).

If you have any questions before the meeting please feel free to contact me. I look forward to discussing this with you at your August 26, 2019 meeting.