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STATE OF GEORGIA

CITY OF HAMPTON

ORDINANCE NO. **2021-552**

**AN ORDINANCE TO AMEND APPENDIX A - ZONING, ARTICLE 3 – GENERAL PROVISIONS. SECTION 3-24. PARKING OR STORAGE OF VEHICLES BE REPEALED AND REPLACED; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

**THE COUNCIL OF THE CITY OF HAMPTON HEREBY ORDAINS:**

**Section 1.** That Section APPENDIX A – ZONING, ARTICLE 3. SECTION 3-24 – PARKING OR STORAGE OF VEHICLES be repealed and replaced.

**Section 2.** That Section APPENDIX A – ZONING, ARTICLE 3. SECTION 3-24 – PARKING OR STORAGE OF VEHICLES as replaced shall read:

**Sec. 3-24. Parking or Storage of Vehicles.**

For purposes of this Appendix, major recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers, or coaches (designed to be mounted on automotive vehicles), recreational vehicles, motor coaches, tent trailers, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. The parking or storage of major recreational equipment for more than 24 hours is allowed only in C-2, C-3, M-1, and M-2 districts, or in any other district only if such equipment is located in side or rear yards, or in a carport or enclosed building. In the case of a corner lot, no vehicles may be parked or stored in the side yard on the public street side of the lot. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in any zoning district except in accordance with an approved Emergency RV Permit Application issued by the City of Hampton Community Development Department.

- A. Parking or storage of a recreational vehicle for use as temporary living quarters is allowed only in RA and R-1 districts with evidence to support:
1. A catastrophic event natural or man-made which requires temporary housing to facilitate repair or replacement of damaged structure.
  2. The need for a temporary dwelling when a primary structure is being built or modified on the same property consisting of a minimum 5-acres with a valid residential permit for construction.
  3. Provisions for Emergency RV Permit include:
    - i. Applicants for Emergency RV Permit must have a valid building permit to reconstruct, restore, or build a permanent dwelling structure. A copy of the building permit must be included with the Emergency RV Permit application.
    - ii. The RV shall only be occupied by the property owner and/or family as defined by Article 2. Sec.2-1 Definitions. No contractors shall be allowed to reside in the RV.
    - iii. RVs should not be placed on the existing slab for the primary dwelling. The on-site location for the RV must be approved by the Community Development Department. Change of permitted RV location must be

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approved by the Community Development Department prior to any action required to reposition the RV from its approved permitted location.

- iv. Emergency RV Permit shall be subject to RV parking regulations contained within Sec. 3-24.
- v. No more than one (1) recreational vehicle is allowed to be occupied on site at any one time.
- vi. No separate permanent utility hook-ups or fixtures may be installed at any time.
- vii. Services required to facilitate temporary habitation, included, but not limited to, liquid waste containment and disposal, solid waste disposal (e.g., dumpsters, trash cans), potable water, power, etc., shall be approved by Community Development Department.
- viii. Emergency RV Permit is valid for a period not to exceed 30 consecutive days with approval from public works, public safety, and community development. The permittee, due to unforeseen hardship, may request an extension of no more than 30 additional days provided that the extension request is made with the Community Development Department within 10 days prior to the Emergency RV Permit original expiration date. The extension request shall be in writing and include documentation of the unforeseen hardship. Hardships may include issues related to property owner's health, unprecedented building material shortages, unique natural features of the site, or acts of God, such as lighting, fire, and flooding. Public works, public safety, and community development shall deny or approve the extension request and provide decision in writing within 72 hours of receipt.
- ix. When a decision relating to provisions of Emergency RV Permit and/or extension request of said permit, aggrieves any person, an appeal may be filed with the city manager. Said appeal must be made in writing within five days of the decision by public works, public safety, and community development. The city manager will review the appeal on the basis of the request complying with the intent of applicable Emergency RV Permit provisions. The city manager is authorized to approve or deny the Emergency RV Permit and/or extension request and shall provide the decision in writing within 72 hours of receiving appeal. An appeal of the city manager's decision may be filed in accordance with Article 12. Sec.12-9 for City Council review.

**B. Parking, storing, or maintaining any commercial vehicle is allowed only in C-2, C-3, M-1, and M-2 districts. Commercial vehicle is defined as any vehicle whose gross vehicle weight rating (GVWR) is over 26,000 pounds, or a trailer with a GVWR of over 10,000 pounds, including commercial tractor-trailers, dump trucks, wreckers, and earth-moving equipment. Agricultural vehicles and equipment and school buses shall be excluded from this definition.**

**C. Parking or storing abandoned vehicles, power-driven construction equipment, lumber, metal, or any other miscellaneous scrap or salvageable material is allowed only in C-2, C-3, M-1, and M-2 districts.**

**(Ord. No. 457 , § 1, 8-14-18)**

**Section 3.** This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Hampton.

**Section 4.** This Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Hampton, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

**Section 5.**

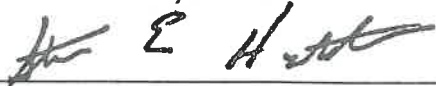
- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this 17 day of August, 2021.

CITY OF HAMPTON, GEORGIA



STEVE HUTCHISON, Mayor

ATTEST:



MELISSA BROOKS, City Clerk

APPROVED AS TO FORM:

  
L'ERIN BARNES WIGGINS, City Attorney

First Reading: 7/13/2021

Second Reading/Adoption: 8/17/2021

