

## **MEMORANDUM**

To:

**Beaufort County Planning Commission** 

From:

Tony Criscitiello, Planning Director

Subject:

Amendment to the ZDSO

Date:

June 29, 2011

ZDSO Section - Table 106-1098 (General Use Table - Manufactured Home Communities)

Summary of Proposed Amendment – This amendment would permit RVs as an accessory use in manufactured home communities.

**Justification** – A wide variety of RVs have evolved into very substantial and luxurious living accommodations. Many retirees have adopted RVs as part of their mobile and adventurous life style. The attributes and qualities of Beaufort County offer RV owners reasons to come to Beaufort County to enjoy the beaches, play golf, fish, even to attend graduation ceremonies at the Marine Corp Training Depot at Parris Island. For this reason, the opportunity to broaden the scope of a manufactured home community park to accommodate the potential for RVs is viewed as a positive economic incentive. The management of the RV opportunity by the park owner is essentially self regulating; thus, setting time limits and other restrictions beyond those shown in Sec. 106-2409 is viewed as unnecessary and unwise.

## TABLE 106-1098. GENERAL USE TABLE

			Pr	iority /	reas				Rura	al Area	S		
Land Use RESIDENTIAI	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC	Additional Standards (See Section)	Use Definition
Manufactured	L	L	N	N	N	N	N	T	N	N	ΓN	106-2409	A ported of land along ad a d
home community		and the state of t				11	IN		IN	IN	N	100-2409	A parcel of land planned and improved for the placement of three or more manufactured homes for use as residential dwellings where home sites within the development are leased to individuals who retain customary leasehold rights. Subdivision of land as a single-family detached, single-family cluster, family compound, planned community or small single-family affordable land

					use and intended for fee-simple sale of lots for manufactured homes does not constitute it being defined under this use. For purposes of this definition, a manufactured home is a residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards (FMHCSS). This does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways except as provided in Sec. 106-2409, nor manufactured housing units designed and built to meet applicable requirements of the South Carolina Modular Buildings Construction Act.
			•		Construction Act.

## Sec. 106-2409. Manufactured home community.

## TABLE 106-2409. MANUFACTURED HOME COMMUNITY STANDARDS [Note: Only a portion of this table is shown.]

Standard	Urban, Suburban, CP Districts	Rural District	Additional Standards		
COMMUNIT	Y OPTIONS:				
Use Limitations	Recreational vehicles are	not-permitted as an accessory use.	RV units shall count towards the maximum permitted density.  The minimum lot area for each RV shall be 2,500 s.f.  Areas for RVs shall be separated from mobile home lots and clearly delineated on the development plan.		
Site layout	Variable. Traditional neighborhood design encouraged.	Clustering required.	Zero lot-line layout permitted.		
Commercial uses	Not permitted.	One traditional neighborhood shop permitted for developments with more than 100 units, and must be incorporated into the development design. All standards in section 106-1285 must be adhered to.	,		