



Date: April 25, 2025
To: Planning Commission
From: Bruce Lonnee, Planning Director
Subject: Text Amendment for Recreational Vehicles (RVs) as Permanent Housing

Introduction

During the February 4, 2025, regular session of the Mayor and Commission, the Manager's Office was directed to have Planning Department staff develop text amendments to the ACCGov Code of Ordinances to allow RVs to be permitted for use as permanent housing. The attached text amendments have been prepared as an initial response to this request.

Background

1. Recreational Vehicles (RVs) are currently defined in Title 9 of the ACC Code as follows:
 - a. Section 9-2-1: Recreational vehicle – A motorized vehicle, designed and/or maintained for use as a temporary dwelling or sleeping place for travel or recreation purposes exclusively, having no foundation other than wheels or jacks.
 - b. Section 9-2-1: Recreational vehicle park – A parcel of land which is used solely for the rental or lease of lots for transient campers, trailers, motor homes, or temporary parking of any other recreational vehicle that is not a manufactured home.
2. Recreational Vehicles (RVs) are presently regulated in the Zoning Code as an appurtenance to recreational camps in the Use Tables found in Title 9 for each zoning district within the "Commercial Outdoor Recreation" use, per the following definition.
 - a. *Commercial Outdoor Recreation* as found in Section 9-2-1: Outdoor commercial uses which by their nature are recreational such as golf courses, driving ranges, miniature golf course, outdoor swimming pools, tennis courts, basketball courts, and recreational camps.
3. The "Commercial Outdoor Recreation" use is currently regulated in each zoning category as follows:

Permitted By-Right	C-R (Commercial-Rural)
Permitted with Special Use approval	AR (Agricultural-Residential) RS (Single-Family Residential) RM (Mixed Density Residential) C-G (Commercial-General) E-O (Employment-Office) E-I (Employment-Industrial)
Not permitted	IN (Institutional) C-D (Commercial-Downtown) C-O (Commercial-Office) C-N (Commercial-Neighborhood) E-O (Employment-Office)

4. RVs are allowed to be parked for storage purposes anywhere that vehicles are normally able to be parked. Connections to services are not allowed when parked for storage.

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5. RVs are not regulated by standard building codes, and are only inspected at the time of manufacture for roadworthiness and not habitation.

CURRENT RECOMMENDATIONS

- Revisit definition of Recreational Vehicles to include non-motorized vehicles.
- Revisit Chapter 9-16 (Manufactured Housing Developments) to allow for RVs to be placed on approved and developed sites within the manufactured housing development (i.e. mobile home park) and in accordance with standards for utility service connections, and to expand the opportunity for Manufactured Housing Developments in zones other than RM. RVs will also be required to provide documentation demonstrating that the unit is habitable and in good working order.
- This amendment would also allow for existing legal non-conforming manufactured housing developments to include RVs on existing sites within the development, also with compliant utility service connections and evidence that the unit is in good working order.

Facts & Issues for Future Housing Consideration

The Planning Department's Work Program currently includes the preparation of text amendments related to the expansion of housing options within the Zoning and Development Standards (Title 9) following the adoption of the new Future Land Use Map. The anticipated housing-related code amendments include the following:

- Expanded allowance for Accessory Dwelling Units (ADUs) and accompanying design standards for ADUs.
- Consideration for "Tiny Homes" as allowable structures, both as stand-alone housing or as ADUs.
- Consideration of "Tiny-Homes-on-Wheels," which are most similar to RVs with regard to regulatory issues and practical function, and whether these vehicles can play a part in providing viable housing options and the unique considerations associated with use as permanent housing.
- Expanded allowance for "Manufactured Homes" beyond current code regulations and standards, which might include opportunities in more than the RM zones.

Resources Consulted

Mobile ADUs — Building an ADU

State of Washington legislation: [5332-S.pdf](#)

State of Oregon legislation: [SB1013](#)

<https://noahcertified.org/>

<https://noahcertified.org/wp-content/uploads/2023/09/NOAH-Standard-M-9-22-23.pdf>

<https://planning.org/planning/2024/jul/what-now-for-communities-and-the-unhoused/>

<https://www.zookcabins.com/regulations/tiny-home-regulations-in-georgia>

<https://rvshare.com/blog/a-guide-to-full-time-rv-living-in-georgia/>

https://up.codes/viewer/georgia/irc-2012/chapter/new_S/tiny-houses#new_S