

ORDINANCE NO. 2021-UDO-02
AN ORDINANCE AMENDING THE TOWN OF MARSHALL
UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The Town of Marshall Planning Board has recommended a number of text amendments to the Town of Marshall Unified Development Ordinance; and

WHEREAS, after review and consideration of the proposed amendment, it is the desire of the Board of Aldermen of the Town of Marshall to approve the amendment as recommended.

NOW, THEREFORE, BE IT ORDAINED BY THE BAORD OF ALDERMEN OF THE TOWN OF MARSHALL, NORTH CAROLINA THAT:

Section 7.5.8(B)(6) – a new paragraph is added following Item (b) reading:

For the purposes of this ordinance, a recreational vehicle shall not be deemed a dwelling unit and the usage of a recreational vehicle for living, sleeping, or housekeeping purposes and the connection of such vehicle to utility services (other than for periodic maintenance and/or repair purposes) shall be prohibited unless the vehicle is located in a camping and recreational vehicle park so designed to accommodate recreational vehicles, as outlined in Section 4.6.3 of this ordinance.

Section 4.9.6 – Add new Section (F):

(F) Recreational Vehicles as Temporary Dwelling

Outside of campground use as regulated in Section 4.6.3 of this ordinance, a recreational vehicle may be permitted as a temporary dwelling **only** in situations in which **all** of the following conditions are met:

- (1) The recreational vehicle being used as a dwelling is located on a parcel where the primary residence is under construction or under major renovation that makes the primary residence uninhabitable, and the recreational vehicle is occupied by the owner of the primary residence.
- (2) The recreational vehicle is fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or a jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions).
- (3) The recreational vehicle complies with all Madison County Environmental Health regulations pertaining to sewage disposal.
- (4) The recreational vehicle being used as a dwelling shall comply with all setback requirements for permanent structures for the zoning district where it is located.

If all of the above conditions are met, the zoning administrator may issue a temporary permit authorizing use of the recreational vehicle as a dwelling for up to 180 days. The zoning administrator may renew the permit at the end of 180 days if a good faith effort is

under way to complete construction or renovation of the primary residence in a timely manner.

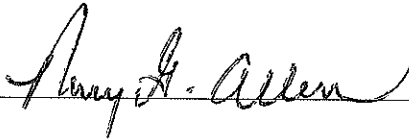
This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted and approved this 12th day of July, 2021.

ATTEST:



Forrest Gilliam
Town Administrator/Clerk



Nancy Allen
Mayor