



BERKELEY COUNTY
BUILDING AND CODES ENFORCEMENT DEPARTMENT
AND
PLANNING AND ZONING DEPARTMENT
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

M E M O R A N D U M

To: Citizens, Stakeholders, and Staff

Re: Temporary Use Permit Requirements for Temporary Occupancy of Campers/RVs

From: Alison Simmons, AICP, Planning and Zoning Director
Hank Jackson, Chief Building Official/Director of the Building and Codes Enforcement Department

Date: November 27, 2017

Due to Zoning Ordinance and 2015 International Residential Code (IRC) requirements, recreational vehicles (RVs) and campers cannot be permitted as a permanent dwelling. Campers/RVs are not built to the standards of the 2015 International Residential Code, which sets the requirements for a single family residence. In particular, campers/RVs do not meet wind load and seismic requirements, resulting in a public safety risk. Also, they are not certified by HUD like a Manufactured Home, which certifies that the structure meets applicable federal requirements a single family residence.

In response to recent site inspections where *Codes Enforcement* found multiple unpermitted RVs/campers utilized for residential purposes in various areas of the County, Berkeley County Government understands that there are certain circumstances in which temporary housing accommodations are necessary.

In order to ensure public health, safety, and wellbeing, Planning and Zoning and Building and Codes Enforcement may issue Temporary Use Permits, not to exceed a duration of six (6) months and in accordance with the parameters listed below, for temporary residential occupancy out of a camper/RV upon demonstrated assurance of adequate sanitary sewer, water, electric utility, and access.

Issuance of a Temporary Use Permit will accompany a decal, which will expire after six (6) months. A valid decal will be required to be displayed on the RV/Camper at all times after Permit approval. Upon expiration, the property owner shall either remove the Camper/RV from the subject property or pursue renewal of the Temporary Use Permit.

Duration of Temporary Use Permit:

- Issued for a duration of six (6) months with accompanying decal; a valid decal shall be displayed at all times upon permit approval.



BERKELEY COUNTY
BUILDING AND CODES ENFORCEMENT DEPARTMENT
AND
PLANNING AND ZONING DEPARTMENT
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

M E M O R A N D U M

Temporary Use Permit Requirements:

- The applicant shall remit payment for the required \$100 application fee.
- The applicant demonstrates that the proposed Camper(s)/RV(s) will be served by adequate sanitary sewer, water, access, and electric utilities.
- The applicant provided a site plan, showing the location of the proposed RV(s)/Camper(s), utilities, dimensions for setbacks, and access.
- The camper/RV shall be set up as temporary units, having the ability to be road-ready within 90 minutes, and cannot have any other attachments such as decks, roofs, etc.
- The property owner/and the RV owner must sign a hold-harmless agreement to be submitted with the application.
- The applicant shall submit for an electrical permit for all electric connections, and before the RV/Camper can be occupied, the applicant must receive approval from the Building Department on all electrical connections upon inspection.
- The temporary Use Permit shall meet the zoning standards as listed below:

Bona Fide Mobile Home Park:

- Up to 35% of leased lots within an existing Mobile Home Park may be occupied by RVs/Campers, permitted as a Temporary Use as stated above.

Flex-1 Zoned Areas:

- Where a property owner has no intent in establishing a bona fide campground in accordance with Section 6.4.6(B)(3) of the Zoning Ordinance, only one RV/Camper may be permitted per lot under a Temporary Use Permit, for the duration stated previously and as stated in Article 12 of the Zoning Ordinance and the subject property is at least 10,000 square feet in size.
- Where a property owner intends to establish a bona fide campground in Accordance with Section 6.4.6(B)(3) and elects to retain multiple currently non-conforming RVs/campers on his/her property, he/she may be eligible for a Temporary Use Permit, not to exceed six (6) months, in order to pursue a Conditional Use Permit to establish a bond fide campground on the subject property. The applicant shall provide a Letter of Intent, indicating his/her intent of establishing a bona fide campground on his/her property, with the Temporary Use Permit application. If, for some reason, the Conditional Use Permit is denied, the Temporary Use Permit may be terminated.



BERKELEY COUNTY
BUILDING AND CODES ENFORCEMENT DEPARTMENT
AND
PLANNING AND ZONING DEPARTMENT
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

M E M O R A N D U M

Commercial Properties:

- Where rezoning to Rural and Neighborhood Commercial (RNC) is an option, and the property owner intends to establish a bona fide campground on the subject property, he/she may be eligible for a Temporary Use Permit, not to exceed six (6) months, in order to rezone the subject property and pursue a Conditional Use Permit for either an accessory or primary campground use. If the rezoning is denied, the Temporary Use Permit may be terminated.

RVs/Campers Illegally Setup as Permanent Dwelling:

- No RV/Camper may be used as a permanent dwelling. In the case of those RVs/Campers that have been setup illegally as permanent dwellings, a Temporary Use Permit may be issued for a period not to exceed six (6) months in order to allow the resident to pursue alternative housing accommodations. Upon permit expiration, the permit shall not be renewed.

All Other Residential Zoning Districts:

- A Temporary Use Permit may be issued for a RV/Camper to be used as temporary housing when the occupant has pulled a residential building permit to construct a permanent dwelling on the same lot that the RV/Camper will occupy. The occupant may occupy the RV/Camper for the duration of the home construction; the Temporary Use Permit shall expire upon issuance of Certificate of Occupancy (CO) for the permanent dwelling.

When is a Temporary Use Permit Not Required?

- A Temporary Use Permit is not required for RVs/campers that are located in a bona fide campground. A bona fide campground includes those that have been permitted as a Conditional Use in accordance with Section 6.4.6(B)(3) or those campgrounds that are "grandfathered". Grandfathered campgrounds include those that have been in continuous operation since prior to August 27, 2001.

Upon inspection, the Codes Enforcement Division will take action against any property owner or occupant who fails to comply with this policy. Upon a finding of non-compliance, the Codes Enforcement Division will issue a 30-day Notice of Violation to the owner and/or occupant to remedy the situation.

Please do not hesitate to contact either Hank Jackson, CBO, or Alison Simmons, AICP, should you have any questions about this policy.



BERKELEY COUNTY
BUILDING AND CODES ENFORCEMENT DEPARTMENT
AND
PLANNING AND ZONING DEPARTMENT
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

M E M O R A N D U M

Hank Jackson, CBO

Chief Building Official, Director of Building,
Permitting, and Codes Enforcement
843.719.4291
hank.jackson@berkeleycountysc.gov

Alison Simmons, AICP

Director of Planning and Zoning
843.719.4164
alison.simmons@berkeleycountysc.gov

Les Blankenship, Esquire

Deputy County Supervisor
843.719.4022
les.blankenship@berkeleycountysc.gov

CC: Hon. William Peagler, County Supervisor
Yolanda Ellis, Division Director, Permitting
Carrie Smart, Division Director, Codes Enforcement
John O. Williams, County Attorney
Planning Staff