



**Town of Hilton Head Island  
Planning Commission  
LMO Committee**

**Tuesday, December 11, 2018**

**10:00 a.m. – Benjamin M. Racusin Council Chambers**

**AGENDA**

---

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes**
- 5. Discuss Proposed Amendments Related to Recreational Vehicles**
- 6. Adjournment**

*Please note that a quorum of Town Council may result if four or more of their members attend this meeting. A quorum of Planning Commissioners may result if five or more of their members attend this meeting.*

## **CHAPTER 3 – Zoning Districts**

Recreational Vehicle – new use under Residential in all districts where single-family and multifamily uses are permitted (RSF-3, RSF-5, RF-6, RM-4, RM-8, RM-12, WMU, S, MF, MV, NC, LC and RD). Permitted by condition in all of the above districts.

RV Parks – allowed by right in the LC zoning district (only district where currently allowed) instead of by condition.

## **CHAPTER 4 – Use Standards**

### **16-4-102. Principal Uses**

A. No Changes

### **B. Use-Specific Conditions for Principal Uses**

#### **1. Residential Uses**

a. – b. No Changes

#### **c. Recreation Vehicle (RV) Parks**

~~Use of a recreational vehicle for residential or accommodation purposes is prohibited except in a Recreational Vehicle (RV) Park.~~

#### d. Recreational Vehicles

Use of a recreational vehicle for residential purposes is only permitted with the following conditions:

i. The property where the recreational vehicle will be occupied must have an active residential building permit; and

ii. The residential building permit must be for either a new residence or demonstrate that at least 50% of the existing residence on the site is being renovated; and

iii. The vehicle may be utilized for 180 days or for the life of the permit, whichever comes first. Only one extension shall be permitted; and

iv. The recreational vehicle must be occupied by the homeowner; and

v. Only one recreational vehicle may be occupied on the site at a time; and

b. The vehicle may not be located within any required setbacks or buffers.

## **CHAPTER 10 – Definitions, Interpretation and Measurement**

**16-10-105. General Definitions (move this definition to 16-10-103. Use Classifications, Use Types, and Definitions)**

**Recreational Vehicle**

Any of the following vehicles designed for travel, recreation, and vacation uses: motorhome or van (a portable, temporary dwelling constructed as an integral part of a self-propelled vehicle); pickup camper (a structure designed to be mounted on a truck chassis); recreational trailer (a portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections); park trailer (a semi-portable structure built on a single chassis, which does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to USDHUD standards); or tent trailer (a canvas or synthetic fiber folding structure mounted on a hard body base and towed by a vehicle). ~~Use of a recreational vehicle for residential or accommodation purposes is prohibited except in a Recreational Vehicle (RV) Park.~~