



**Pierce County Board of Commissioners**

**March 3, 2026, at 5:45 p.m.**

**NFC Building**

**705 College Ave. 2<sup>nd</sup> Floor**

**Blackshear, GA 31516**

**Public Hearing**

Commissioners in attendance

Neal Bennett, Chairman

Troy Mattox, District 1

Graham Raley, District 2

Randy Dixon, District 3

David Lowman, District 4

Staff in attendance

Thomas Sauls, County Manager

Adam Craft, County Attorney

Donna Golding, County Clerk

1. Call to Order-Chairman Neal Bennett called the meeting to order at 5:45 p.m.
2. Invocation and Pledge of Allegiance-Commissioner David Lowman led the invocation. Commissioner Troy Mattox led the Pledge of Allegiance.
3. Discussion of an Ordinance 2026.3.3.1 to amend the code of Pierce County, Georgia, as amended for the purpose of setting standards for tiny homes and tiny house dwelling developments-After reading the ordinance title, Chairman Neal Bennett asked the public if anyone wanted to speak in favor of the ordinance. No one spoke in favor of the ordinance. Chairman Neal Bennett then asked if anyone wanted to speak in opposition to the ordinance. No one spoke in opposition to the ordinance.

**ORDINANCE 2026.3.3.1**

**AN ORDINANCE TO AMEND THE CODE OF PIERCE COUNTY, GEORGIA, AS AMENDED, FOR THE PURPOSE OF SETTING STANDARDS FOR TINY HOMES AND TINY HOUSE DWELLING DEVELOPMENTS.**

**WHEREAS**, the Pierce County Board of Commissioners is permitted by Georgia state law to exercise zoning powers, pursuant to Title 36, Chapter 66, Official Code of Georgia Annotated, as amended;

**WHEREAS**, the Pierce County Board of Commissioners desires to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Tiny Homes and Tiny House Dwelling Developments; and

**WHEREAS**, the Pierce County Board of Commissioners has determined that it is in the best interests of the citizens of Pierce County to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Tiny Homes and Tiny House Dwelling Developments.

**NOW, THEREFORE, BE IT ORDAINED** that the Pierce County Board of Commissioners, hereby adopts the following provisions:

**Article XVI. Section 1601.- Tiny Homes and Tiny House Dwelling Developments**

**TINY HOUSES**

**1. Purpose**

An ordinance of Pierce County, providing definitions relating to tiny houses and tiny house dwelling developments and standards to guide the development of tiny houses and tiny house dwelling developments to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses.

By enacting this ordinance, it is the intent of Pierce County to:

1. The purpose of the Tiny Homes Ordinance is to provide single-family detached residences with a smaller square footage floor plan than typically allowed.
2. Encourage the utilization of tiny houses, to the extent possible, in areas where any potential adverse effects on the community will be minimized.
3. Encourage the utilization of established public infrastructure for the development of tiny house dwelling developments.

**2. Definitions**

The word "person" includes a firm, partnership, company, corporation, or association.

The word "lot" includes the word "plot" or "parcel."

The word "building" includes the word "structure."

The word "shall" is always mandatory, and not merely discretionary.

The word "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied."

*Abutting property.* Any property that is immediately adjacent or contiguous to property proposed to be subdivided or that is located immediately across any road or public right-of-way.

*Alleys.* A public right-of-way, not intended to be a vehicular arterial or to provide the primary means of access to abutting property, but used for service access to the rear or side properties otherwise abutting a public street.

*Applicant.* Any person who submits subdivision plans to the county for the purpose of obtaining approval thereof.

*Architect.* A qualified person registered and currently licensed or otherwise authorized to practice architecture in the State of Georgia.

*Buffer.* That portion of a given lot, not covered by buildings, pavement, parking, access areas, and service areas, established as landscaped open space for the purposes of screening and separating properties. A buffer consists of trees, shrubs, and other natural vegetation, to be replanted where sparsely vegetated or disturbed.

*Building line.* A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang, walkways, and the subsurface projection of footings; provided, however, that such overhang does not exceed six feet and does not encroach upon the adjacent property or right-of-way.

*Building.* Any structure, except a manufactured home or mobile home, which has a roof and which is for the shelter, support, or enclosure of persons, animals, or property of any kind.

*Comprehensive Plan.* The most current Comprehensive Plan(s) for Pierce County and the Cities of Blackshear, Offerman, and Patterson, as duly adopted and subsequently amended by the respective member governments. This plan includes future land use designations, community work programs, and other elements for each respective local government.

*Conditional Use Permit.* A Conditional Use Permit is a use which, within certain districts specified by this ordinance, is not permitted as a matter of right but may be permitted within these districts by the applicable governing body (City Council or County Commission) after the Planning, Zoning, and Code Enforcement Board has reviewed the proposed use and provided a recommendation to the applicable governing body. Standards for Conditional Use Permit review are in [Appendix A,] Section [16-3](#).

*Curb Cut.* The providing of vehicular ingress and/or egress between a property and an abutting public street.

*Developer.* Same as subdivider (see definition).

*Development.* The act or process of erecting buildings, structures, or of making improvements to property, or laying out and dividing land.

*Dwelling Unit.* An enclosure of one or more rooms, including kitchen and bathroom facilities, designed or constructed as a unit for residential occupancy by one household.

*Easement.* A grant by the owner of land for the use of such land by others, including public usage, for a specific purpose or purposes.

*Governing Authority.* As used in this ordinance, the Board of County Commissioners of Pierce County and/or the City Councils of the Cities of Blackshear, Offerman, and/or Patterson, as applicable.

*Hardship.* A situation arising as the result of extraneous or unique circumstances which deprives the developer of the reasonable use of his/her land if the strict application of the various provisions of this article are applied. (See Variance)

*Improvement plan.* The second stage of plat or subdivision plan review.

*Lot Width or Frontage.* The width in linear feet of a lot or parcel where it abuts the right-of-way of any public street. In the case of corner lots and through lots, the longest side of the lot that runs adjacent to the right-of-way shall be considered the lot width. In the case of irregularly shaped lots, the side of the lot that most closely approximates a straight line and abuts the right-of-way shall be considered the lot width.

*Lot, Corner.* A lot having frontage on two or more public streets at their intersection.

*Lot, Through.* A lot other than a corner lot, having frontage on more than one street; or a corner lot having frontage on three or more streets.

*Lot.* A tract or parcel of land, held in a single ownership by one person, or in common ownership by more than one, which has both usable lot area and lot dimensions equal to or greater than the lot width and lot area requirements established by this ordinance for the zoning district in which such tract of land is located and for the use proposed for the tract of land.

*Open Space.* That required portion of a lot at ground level, unoccupied by enclosed buildings and available to all occupants of the property.

*Owner(s).* If a sole proprietorship, the proprietor; if a partnership, all partners (general and limited); if a corporation, all officers, directors, and persons holding at least ten percent (10%) of the outstanding shares.

*Planning Staff.* Qualified employees of the government of Pierce County or the Cities of Blackshear, Offerman, and Patterson charged with handling matters related to planning, such as comprehensive plans, future land use, subdivision of land, and other related matters. This definition shall include the Zoning Administrator, the Planning Director, their designees, and staff employed under their supervision, as appropriate.

*Private right-of-way.* A portion of land being used or to be used as a street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way but not deeded to the governing authority.

*Public right-of-way.* A portion of land being used or to be used as a public street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way deed to the governing authority.

*Public water and sewage systems.* A system owned and operated by Pierce County or one of its incorporated municipalities.

*Residential Modular Building:* A dwelling unit designed and constructed to comply with the Georgia State Residential Code.

*Setback.* The minimum distance required between the parcel boundary and a building or structure located on the parcel.

*Site-Built Residential Dwelling (Stick-Built):* Residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC) with Georgia Amendments; International Plumbing Codes (IPC) with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

*Street, public.* Right-of-way dedicated to the city, county, state, or federal government, or owned by the city, county, state, or federal government, which is developed, maintained, and used primarily for the purpose of transportation and/or movement, by vehicle, foot, or other means, and for access to abutting property.

*Tiny House:* A single-family home, 400 square feet or less, excluding lofts and are subject to zoning requirements.

*Tiny House Dwelling Development:* A planned neighborhood of a minimum of 4 tiny homes and a maximum of 12 tiny homes.

*Tiny House on Wheels (THOW):* A manufactured mobile home which is intended as a full-time residence or year-round rental property and meets standards required by HUD.

*Tract.* A portion of land with definite and ascertainable limits or boundaries. (See definition of "Lot.")

*Utility.* Any community service available to the public by means of an overhead or underground distribution or collection system such as electricity, telephone, water, gas, and sewage disposal.

*Variance.* A relaxation of the standards of this Ordinance that will not be contrary to the public interest and where, owing to conditions peculiar to the property, the literal application of this Ordinance would cause an unnecessary hardship. The final action on variances is taken by the Zoning Board of Appeals after said board receives a recommendation from the Planning, Zoning, and Code Enforcement Board.

*Yard, Front.* That area of a lot lying between the abutting street right-of-way line and the principal building of the lot and extending across the front of a lot from side lot line to side lot line.

*Yard, Rear.* That area of a lot extending across the rear of a lot from side lot line to side lot line and lying between the rear lot line and the principal building on the lot.

*Yard, Side.* That area of a lot between the side lot line and the principal building on the lot extending from the front yard to the rear yard.

*Zoning Administrator.* The person, officer, or official and this authorized representative, whom the County Commission and/or City Councils have designated as their agent for the administration of these regulations.

*Zoning District.* A delineated section or sections of Pierce County and/or the Cities of Blackshear, Offerman, and Patterson for which the zoning regulations governing the use of buildings and premises, the height of buildings, the size of yards, the intensity of use, and various other requirements are uniform.

### **3. Applicability**

3.1. This ordinance shall apply to all tiny houses installed, constructed, or modified after the effective date of this Ordinance.

3.2. Tiny Houses in place before the effective date of this ordinance shall not be required to meet the requirements of this ordinance unless replacement, alteration, or expansion of home thereon is requested.

3.3 All tiny houses shall be designed, erected, and installed be following applicable local, State, and Federal codes, regulations, and standards.

### **4. Standards for Tiny Houses**

Standards for Specific Uses and Activities for Site-Built, Residential (Modular) Industrialized Buildings, and Manufactured Mobile Homes.

4.1. No tiny house may be erected or installed without prior approval and shall meet all requirements of the state's building codes. Only Site-Built Residential Dwelling type tiny homes are allowed in the city limits of Blackshear.

4.2. A Tiny House may be used as a Principal Dwelling with a Conditional Use Permit in the Multifamily and Single-Family Zoning Districts and shall meet all development standards within that zoning district.

4.3 A site-built and residential (modular) industrialized buildings tiny home shall meet the Design Standards for Single-Family Residential except for the minimum horizontal dimension of twenty-four (24) feet or required garage if having no more than one (1) dedicated sleeping area. A manufactured tiny home shall meet HUD and other industry requirements.

4.4. A Tiny House shall have the following:

a. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.

b. Separate bathroom with a toilet, lavatory, and shower or bathtub.

c. A separate closet.

4.5. Construction plans shall meet all County Building Codes and be required to be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service, and electrical service.

4.6. All light, ventilation, and life safety requirements shall be met.

## **5. Application and Approval**

5.1. No tiny house may be erected or installed without a conditional use permit.

5.2. To obtain approval for the construction or installation of a tiny house, the applicant shall provide the following information to the Planning and Codes office:

1. One copy of typical specifications for proposed structures, including a description of design characteristics and material.

2. Certification that the tiny house meets all applicable codes for the site-built residential or manufactured home.

3. If the applicant is not the site owner, written notarized authorization from the site owner for the application.

4. An analysis showing the potential visual and aesthetic impacts on adjacent properties.

5. Additional information required by the Planning and Codes Office for a determination that all applicable zoning regulations are met.

## **6. Standards for Tiny House Dwelling Developments**

6.1 A centralized common area shall be required of each development. The common area shall include usable public use spaces including lawns, gardens, and/or plazas. These areas shall be for the use of residents of the tiny house dwelling development.

6.2 Each dwelling unit shall be provided with an area of private open space. The private open space shall contain a minimum of 200 square feet of usable space and shall be separated from the common open space with a small hedge, picket fence, or other similar visual separation.

6.3 All homes must have both front and rear porches.

6.4 Common areas are to be maintained through the establishment of either a condo or homeowners association. Before approval is granted, the applicant shall submit covenants, deeds and homeowners' association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property.

6.5 Each lot per dwelling unit shall contain a minimum of 5,000 square feet per dwelling unit.

6.6 The minimum width per lot shall be 18 feet.

6.7 The minimum depth per lot shall be 50 feet.

6.8 All tiny/cottage homes shall maintain a minimum separation of 10 feet from other homes within the development. Flexible setbacks are permitted from lot boundaries to enable creative site design and to ensure the preservation of trees on site. County staff shall determine the appropriate setbacks with the developer during the site development review process.

**7. Streets.** The street and road system of any tiny home development shall give due consideration to the Comprehensive Plan and any applicable local, state, or federal transportation plans.

7.1 **Access:** Every lot of every tiny home development shall be about a public street or an approved private street, which shall be developed and maintained by the appropriate governing body. Where the development does not immediately adjoin a public street, the developer shall provide a public street to connect from an existing public street to the development.

7.2 **Alignment and continuation:** Streets within the tiny home development shall be so arranged to provide for the alignment and continuation of, or projection of, existing streets.

7.3 **Connectivity:** Streets within the tiny home development shall be so arranged as to maximize connectivity and minimize trip distances. Direct connectivity to nearby existing or proposed destinations, including but not limited to parks, schools, shops, or other neighborhoods, shall be provided.

7.4 **Cul-de-sacs:** Cul-de-sacs shall terminate in a circular turnaround having a right-of-way of not less than 90 feet in diameter. Paving within the turnaround shall have an outside diameter of not less than 70 feet. No cul-de-sac shall exceed 750 feet in length. Pedestrian connections from the ends of cul-de-sacs to other streets and nearby destinations shall be provided where feasible. Where the end of a cul-de-sac is directly adjacent to a park or school, a direct pedestrian connection from the end of the cul-de-sac to said park or school shall be provided. Dead-end streets and dead-end alleys shall be prohibited unless terminated with a cul-de-sac.

7.5 **Ditches:** On non-curb-and-gutter sections, ditch side slopes shall be no greater than 4:1.

7.6 **Half-streets:** Half-streets (streets and alleys with substandard right-of-way) and one-way streets shall be prohibited.

7.7 **Intersections:** The centerline of no more than two (2) streets shall intersect at any one point. No street shall intersect another street at less than eighty (80) degrees and shall as nearly as possible intersect at ninety (90) degrees.

7.8 **Right-of-way radius:** The right-of-way radius at street intersections shall be no less than thirty (30) feet, except where Georgia Department of Transportation standards shall prevail.

7.9 **Curved streets:** The centerline radius shall not be less than three hundred and fifty (350) feet for arterial streets, and one hundred and twenty (120) feet for collector and local streets.

- 7.10 **Right-of-way extension:** Where the proposed tiny home development abuts undeveloped properties, it is essential that appropriate extensions of streets be left available to provide for future growth and development. Such street rights-of-way to facilitate future development shall be extended by dedication and improved to the boundary of the proposed subdivision.
- 7.11 **Distance between intersections:** No two intersections shall be closer than one hundred and twenty (120) feet from one another.
- 7.12 **Street names:** The developer shall indicate on the plat the proposed names of all streets within the tiny home development. A street that is obviously aligned with, or is an extension of, an existing previously named or numbered street shall bear said street's name. The names of all new streets within the development shall be subject to the review and approval of the Planning and Codes office. New street names shall not duplicate or closely resemble the names of streets already in existence within Pierce County.
- 7.13 **Right-of-way and pavement width:** Excessively wide streets shall be discouraged due to the accompanying effects of increased traffic speed and increased runoff from impervious surfaces. Street rights-of-way shall be measured between lot lines and shall be prescribed in this section. The pavement width shall be as prescribed below.

Street Classifications	Minimum right-of-way (in feet)	Minimum lane width	Maximum lane width
Arterial	100	Travel lane: 11 feet Center turn lane: 11 feet On-street parking: 8 feet Bicycle lane: 5 feet	Travel lane: 12 feet Center turn lane: 14 feet On-street parking: 10 feet Bicycle lane: 6 feet
Collector	80	Travel lane: 10 feet Center turn lane: 11 feet On-street parking: 7 feet Bicycle lane: 5 feet	Travel lane: 12 feet Center turn lane: 14 feet On-street parking: 9 feet Bicycle lane: 6 feet
Local Street	50	Travel lane: 9 feet On-street parking: 7 feet	Travel lane: 11 feet On-street parking: 8 feet

- 7.14 **Additional rights-of-way:** If the tiny home developments boundary line lies adjacent to the right-of-way line of an existing street of less than minimum right-of-way width, the required extra right-of-way to bring the street to current standards shall be dedicated.
- 7.15 **Paving and Drainage:** The developer shall provide street paving and proper drainage control structures, which may include ditch slopes with grass cover, paved ditches, drainage canals, erosion control devices, retention ponds, and/or curb and gutter. Grass cover shall be established on all unpaved ditches and unpaved shoulders. All streets and roads shall be paved according to standards set by the Georgia Department of Transportation Standard Specifications for Roads and Bridges.

**8. Storm Water Drainage:** The developer shall provide adequate storm water drainage in accordance with these regulations and applicable specifications. Where drainage conditions dictate, open ditches shall be paved. The developer shall also provide for adequate drainage of springs or other ground water drainage.

The drainage system for a tiny home development shall be designed in accordance with sound engineering principles and procedures such that all salable parcels are positively drained.

The drainage system shall be designed to accommodate drainage from adjacent lands which naturally drain to or through the lands being developed. The drainage system shall be designed to not significantly affect the natural drainage onto adjacent lands unless appropriate easements are obtained by the developer from the owner of such adjacent lands concurring with the proposed drainage design. Evidence of such concurrence shall be submitted to the Zoning Administrator along with the improvement plans and specifications.

Drainage facilities that are designed to handle flowing water (for example, culverts and weirs) shall be hydraulically designed to function when subjected to the maximum flow rate that can be expected to occur with a 25-year storm event.

Drainage facilities that are designed to handle water accumulations (for example, detention ponds with overflow provisions) shall be designed to accommodate the maximum water level that can be expected to occur with a 25-year storm event. Necessary drainage facilities, including but not limited to culverts, rights-of-way, and easements, may be dedicated to the local government, at no expense to the local government, and at the option of the local government.

All drainage systems discharging into any creek, stream, or natural body of water, including but not limited to wetlands as determined by the U.S. Army Corps of Engineers, shall pass through an approved sedimentation or detention pond prior to such discharge.

A drainage, sedimentation, and soil erosion plan certified by a professional engineer or registered land surveyor shall be submitted to the Zoning Administrator simultaneous with the preliminary plat, at which time technical design criteria will be established. Said plan shall be consistent with the latest version of Best Management Practices as defined by the Georgia Department of Natural Resources.

## **9. Application and Approval**

9.1. No tiny house dwelling development may be developed without site plan review and approval by the Pierce County Health Department. An approval letter from the Health Department must be presented to the Planning Commission for recommendation. Tiny house dwelling developments are allowable uses within the following zoning districts: Multifamily (MF) and Single Family (SF) with a Conditional Use Permit.

## **10. Appeal**

10.1. If the owner of a tiny house or tiny house dwelling development is found to violate the provisions of this Ordinance, appeals should be made to the Planning and Codes Department.

## **11. Effectiveness, Interpretation, Separability**

- 11.1. This Ordinance shall become effective immediately upon its adoption.
- 11.2. All other portions, parts, and provisions of the Development Code of Pierce County, as heretofore enacted and amended, shall remain in force and effect.
- 11.3. All Ordinances, or parts of Ordinances, in conflict herewith are replaced.
- 11.4. If any part of this Ordinance conflicts with any other applicable federal, state, or local regulation, the more restrictive regulation shall control.
- 11.5. If any section, clause, portion, or provision of this Ordinance is found unconstitutional, such invalidity shall not affect any other portion of this Ordinance.

This ordinance shall be effective upon its adoption by the Board of Commissioners.

Adopted this 3rd day of March, 2026 by the affirmative vote of a majority of the commissioners present at an official meeting of the Pierce County Board of Commissioners.

4. Discussion of an Ordinance 2026.3.3.2 to amend the code of Pierce County, Georgia, as amended for the purpose of setting standards for recreational vehicle parks- After reading the ordinance title, Chairman Neal Bennett asked the public if anyone wanted to speak in favor of the ordinance. No one spoke in favor of the ordinance. Chairman Neal Bennett then asked if anyone wanted to speak in opposition to the ordinance. No one spoke in opposition to the ordinance.

#### **ORDINANCE 2026.3.3.2**

#### **AN ORDINANCE TO AMEND THE CODE OF PIERCE COUNTY, GEORGIA, AS AMENDED, FOR THE PURPOSE OF SETTING STANDARDS FOR RECREATIONAL VEHICLE PARKS.**

**WHEREAS**, the Pierce County Board of Commissioners exercises the powers, duties, and responsibilities vested in such governing authority through local Acts and Georgia law; and

**WHEREAS**, Article IX, Section 2, Paragraph 1 of the Georgia Constitution provides counties the authority to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which is not inconsistent with this Constitution or any local law applicable thereto;

**WHEREAS**, the Pierce County Board of Commissioners desires to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Recreational Vehicle (RV) parks; and

**WHEREAS**, the Pierce County Board of Commissioners has determined that it is in the best interests of the citizens of Pierce County to amend Pierce County's ordinances to set regulations, standards, and permissible uses related to Recreational Vehicle (RV) Parks.

**NOW, THEREFORE BE IT ORDAINED** by the Pierce County Board of Commissioners as follows

**Section 1501 RV Park**

**1. Intent:**

The intent of this district is to provide a sound and healthy residential area sufficient to meet the unique needs of tourists living in recreational vehicles (RV's), to protect RV parks from encroachment by incompatible uses, and to encourage the proper placement of RV parks. It is intended that all RV parks be a desirable living area providing adequate open space. These parks shall only be permitted in the Agricultural Forestry Zone with a Conditional Use. Permit

**2. Definitions:**

1. Recreational vehicle (hereafter referred to as "RV") means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle or any structure inspected, approved and designated a recreational vehicle.
2. Recreational Vehicle Park (hereafter referred to as "RV Park") means any single parcel of land upon which two (2) or more recreational vehicles are occupied for temporary sleeping purposes.
3. Dependent RV means a recreational vehicle that does not have any toilet or bathing facilities.
4. Independent RV means a recreational vehicle that does have toilet and bathing facilities and is self-contained.
5. Usable acre means the portion of land that may be fully developed without restriction by wetlands, wetland buffers or any other environmental conditions.

**3. Uses of Right:**

The following uses shall be permitted in RV Park:

1. RV's both Dependent and Independent;
2. Playgrounds and parks;
3. Laundromats, Bathhouses and;
4. Accessory buildings and structures .
5. Tents and other Dependent Camping Structures

**4. Park Regulations:**

Uses of right in the RV Park shall conform to the following requirements:

1. Minimum RV Park area: 5 usable acres.

2. Minimum area for RV's, Buildings, Accessory Structures:  
*There shall be not less than 15 feet (15') clear space between trailers and buildings, not less than 10 feet (10') between trailers and internal driveways.*
3. Minimum setback from exterior street: 30 feet.
4. Minimum setback from park perimeter property lines: 15 feet.
5. Minimum open space requirement:  
*5 percent of the net acreage (net acreage being the total acreage less the area of streets, drives, and other infrastructure)*
6. Minimum width of interior drives with unobstructed public access:  
*20 feet, with 90 feet in diameter cul-de-sacs as to prevent dead-ends.*
7. RV Parks shall have visual buffers such as shrubbery and/or opaque fencing at least six feet in height between the park and adjacent non-RV Park uses.
8. Each RV Park shall be graded and drained so that rainwater will not stand in pools or puddles.
9. All RV/Camping spaces shall abut on an interior drive of gravel or similar all-weather surface; parking spaces of gravel or similar all-weather surface sufficient to accommodate at least two automobiles shall be located on each RV/Camping space. Each camping space is to be clearly identifiable with a sign.
10. Grounded and weatherproof electrical outlets supplying at least 115 volts, 30 Amps shall be provided at each RV/Camping space. Power lines shall be located underground. All electrical work and material shall comply with State and Local Codes.
11. A sewer connection of not less than three inches (3") in diameter shall be furnished at each RV Space. Suitable fittings shall be provided at each sewer connection to permit a watertight junction to be made with the RV's sewer adapter outlet. Each sewer connection shall be so constructed that it can be closed and when not in use shall be capped to prevent escape of odors.
12. A water tap connection of not less than 3/4" in diameter shall be furnished at each RV Space.
13. All RV Parks shall be required to provide one dumpster space for every 25 RV/Camping spaces, or every portion thereof. Each dumpster space shall be enclosed on three sides by a chain-link, solid brick, concrete block, or uniformly painted board fence, and screened from sight from the adjoining residences and adjacent streets. These spaces should be so designed and developed as to provide easy access to the private waste disposal company's maintenance vehicles. The number of dumpsters leased from the private waste disposal company by the RV Park owner shall be determined by need.

## **5. Sign Regulations:**

1. Signs, illuminated or non-illuminated; not to exceed a combined total sign area of 100 square feet ; and that where a RV Park abuts a state primary highway, only one business identification sign, illuminated or non- illuminated, not to exceed a total sign area of 100 square feet per mobile home park.

## **6. Permit for RV Park:**

1. Initial Permit for Park shall be reviewed by Planning Commission and approved by County Commission/City Council.
2. Initial Permit shall be accompanied by Permit Fee of \$1,500.00 per every 5 usable acres and include a Scaled Site Plan showing all driveways, entrances, electrical/plumbing layout, and any other info required by the Planning & Codes Department.
3. Initial Permit may require E&S Plans and Soil Erosion Site Plan. This requirement will be determined by the Planning & Codes Department.
4. Initial Permit must be approved by Health Department before Planning Commission makes final recommendations.
5. RV Park permits must be renewed annually. A renewal fee equal to Initial Permit fee shall be paid and an annual inspection conducted by the Planning Director. Upon passing inspection, the Planning Director may issue the permit without further review. If the Park fails inspection, the Owner has the right to appeal the Planning Director's Decision to the governing Commission/Council, otherwise, the Director's decision is final.
6. A permanent housing unit (Site built or Manufactured House) will be allowed for a ground's keeper.
7. Any RV that is to remain parked for longer than 90 days will need to apply for an annual permit from the Planning & Codes Department The annual permit shall be good for 12 months. The permit fee shall be \$250.00. This permit may be renewed annually as needed. The Planning &Codes Department shall issue a decal to be posted on the recreational vehicle in a conspicuous place.
8. When a park regulated under this ordinance is sold or its ownership transferred, the transferee must apply for a permit to the Planning & Codes Department within 60 days after the date of transfer. The applicant must provide the department with a copy of the recorded deed or lease agreement before the department may issue a permit to the applicant.

This ordinance shall be effective upon its adoption by the Board of Commissioners.

Adopted this 3rd day of March, 2026 by the affirmative vote of a majority of the commissioners present at an official meeting of the Pierce County Board of Commissioners.

5. Adjournment-Chairman Neal Bennett adjourned the meeting at 5:40 p.m.

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Neal Bennett  
Commission Chairman

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Troy Mattox  
Commissioner, District 1

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Graham Raley  
Commissioner, District 2

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Randy Dixon  
Commissioner, District 3

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David Lowman  
Commissioner, District 4

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Donna Golding  
County Clerk