Memo

To: Mayor and City Council

Fr: Shellby L. Hendee, CEcD *** *First Reading*

Dt: September 21, 2010

Re: Ordinance, Recreational Vehicles in Commercial Districts

ISSUE
While the City limits the use, occupancy and habitation of recreational vehicles in residential districts, it has enacted no similar provisions in commercial districts in the city. A recent issue involving the use of a travel trailer as a church classroom in a C-1, General Commercial district, brought the situation to light. Such occupation and use as a building, whether residential or commercial, involves a risk to public safety and sanitation. The Planning and Zoning Commission conducted a public hearing on the matter on July 12, 2010.

RECOMMENDATION
The Planning and Zoning Commission recommends that the City Council approve the attached ordinance limiting the use of recreational vehicles in all districts.

Bill 2010-54

AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES MISSOURI AMENDING SECTION 7, ACCESSORY BUILDINGS, OF ARTICLE 21, SUPPLEMENTARY DISTRICT REGULATIONS, OF CHAPTER 13, ZONING, OF THE CAMERON CITY CODE AND ENACTING LIMITS FOR RECREATIONAL VEHICLE USE THEREIN

WHEREAS, travel trailers and recreational vehicles may not be occupied or used for habitation in residential districts and do not meet the foundation, size, utility and sanitary provisions of the City; and

WHEREAS, the occupancy of such transportable vehicles in commercial districts faces similar shortcomings for human safety and sanitation; and

WHEREAS, public notice regarding review of said regulations was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on June 28, 2010; and a public hearing concerning said matter was held at City Hall in Cameron, Missouri at 6:00 p.m. on July 12, 2010; and

WHEREAS, the Planning and Zoning Commission, having considered same, recommends approval of this ordinance limiting the use of travel trailers and recreational vehicles as occupied structures.

NOW, THEREFORE, BE ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Enact Subsection G, of Section 7, Accessory Buildings, of Article 21, Supplementary District Regulations, of the Cameron City Code as follows:

G. No travel trailer, recreational vehicle, or similar conveyance may be used for a purpose that involves occupancy by individuals such as office, school, classroom or similar use, unless the conveyance has its wheels, hitch and axles removed, is permanently secured to a foundation and complies with all regulations for occupied structures. Notwithstanding the above, the City Inspector may, upon review, approve the use of temporary structures such as construction trailers, security facilities and other uses of a temporary nature which he deems appropriate.

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its final passage and approval.

Read and passed on first reading this 4th day of October, 2010.
Read and passed on second reading this _____ day of October, 2010.
Read and passed on third reading by roll call this _____ day of November, 2010.

_____
Mayor Dennis M. Clark

ATTEST:

_____
City Clerk