




RV PARKS

<p>QUESTION: Whether or not your State DOT considers RV PARKS AND/OR MOBILE HOME PARKS as qualifying commercial use for off-premise billboards. 1. Does your state consider an RV park as a qualifying commercial use for billboards? 2. Does your state consider mobile home parks as a residential use? I am attaching portions of Idaho Code defining recreational vehicles. The issue: Are RV parks a commercial entity and mobile home parks residential? Does overnight parking remove the nature of a residence? WHO: Jan Strough, Idaho Transportation Dept., Scenic Enhancement, (208) 334-8503, jan.strough@itd.idaho.gov DATE: 11/14/2006 ATTACHMENTS:</p>		
<p>  Idaho Code TITLE 39.doc  Idaho Code TITLE 49.doc </p>		
RESPONSES	WHO	OTHER DOCUMENTS
<p>I have treated RV parks as a qualifying commercial use, and mobile homes as residential use. I see justification in part because generally the RV parks do not have residential zoning; they have commercial zoning, or something called "RV" zoning (a special invention of the local government). In a similar situation, I approved a permit for a sign located on an RV park. The local zoning code was "TH" (Trailer Homesite Zone). I treated this TH zoning as commercial zoning because it allowed certain commercial uses to support the RV park, and said it was for temporary occupancy. Here is a copy of the local zoning ordinance. "18.11.010 Purpose. A. Purpose: To provide adequate areas for travel trailers, motor homes, and campers for seasonal or temporary occupancy, that will also provide certain necessary convenience services. B. Scope: This zone shall be located on or near interstate, state, and federal highways, or in such areas as may be designated by duly adopted area or neighborhood plans. (Ord. 1985-82 (part), 1985) 18.11.020 Permitted uses. A. Uses permitted: 1. Trailer park; 2. Single-family dwelling, manufactured or mobile home or trailer on lots in subdivisions which were approved prior to January 6, 1971. Such uses shall conform to all other requirements of this chapter. (Ord. 1993-171 § 1 (part), 1994; Ord. 1985-82 (part), 1985) 18.11.030 Accessory uses. A. Uses conditionally permitted: 1. Accessory commercial uses for a trailer park, if located on the premises of the park not closer than one hundred feet to any public street, and intended, provided and operated primarily for the convenience of the trailer park, as follows: a. Food market, including package beer and wine, b. Recreational facilities, c. Soda fountain or soft drink stand, d. Personal services, e. Gasoline service station (no repairing), f. Restaurant facilities; 2. Dwelling unit for the</p>	<p>Wendy LeStarge, Manager Arizona DOT Maintenance Permits Services</p>	

<p>use of the manager or caretaker. (Ord. 1985-82 (part), 1985)"</p>		
<p>The issue has not come up previously in Virginia. However, we would treat an RV park in the same manner as a business such as a hotel or motel and allow the sign. Using the same rationale, we would treat a trailer park as a single family residential area and deny permits for new signs.</p>	<p>James R. Barrett, C.P.E.S.C. Regulatory and Compliance Manager Asset Management Division, Virginia DOT 6600 W. Broad St. Richmond, VA 23230 804-662-9389 804-662-9426 FAX James.Barrett@VDOT.Virginia.gov</p>	
<p>Utah State law does not define it. However we do have an Administrative Rule that does. R933-2-6. Commercial and Industrial Usage: Limitations in Zoned or Unzoned Areas. (6) A trailer or mobile home park, court, or facility does not qualify under Subsection 72-7-504(1)(d) or (e) regardless of the local zoning. An RV Park does not qualify under either of those subsections unless at least 3/4 of the total available trailer parking spaces are not occupied or reserved for rental on a month-to-month basis. Here is the link to the Utah administrative rule website. I hope this helps. If you need additional info please contact me.</p>	<p>Justin Scelli Statewide Permits Officer 4501 S 2700 W Box 148420 Salt Lake City, UT 84114 Office: 801 964-4528 Fax: 801 965-3822</p>	<p>http://www.rules.utah.gov/publicat/code/r933/r933-002.htm#T1</p>
<p>Yes, MoDOT would permit an off-premise outdoor advertising sign in an RV park, if the location meets our current statutory requirements. Yes, MoDOT recognizes qualifying off-premise signs in RV parks due to definitions in state law under commercial areas; not specifically between mobile home parks and RV parks.</p>	<p>Gregory S. Wood Outdoor Advertising Manager, Right of Way Missouri DOT 573-751-7716</p>	
<p>I think it would depend on the zoning in the area if there was any. If the RV park was for some reason allowed to be in a residential area and was the only business there I would say no even if it was "spot" zoned for that use. If it was zoned commercial and that was typical of the area it would be ok. If in un-zoned counties it would be a tuff call to make. Because RV parks are not truly residential they would in my opinion have to be considered a commercial business which would allow off premise advertising.</p>	<p>Dennis Miller DLmiller@ksdot.org</p>	
<p>According to Ohio Administrative Code 5501:2-2-02(A)(1), outdoor advertising devices must be located in areas zoned for commercial or industrial use or in areas that qualify for unzoned commercial or industrial use. Assuming that the RV park would not be zoned commercial or industrial, and would not qualify as unzoned commercial or industrial use because it is not an area that is unzoned and has one or more commercial activities, an RV park would probably not qualify as a potential location for a permitted off-premise outdoor advertising device. In addition, Ohio Revised Code section 5516.10(B)(4)(c) prohibits a permit from being issued for any advertising devices located on land that is principally used as a residence. Therefore, if the RV park is one that is principally used as a residence, it would not qualify for an off-premise permit. Neither the Ohio Revised Code nor the Ohio Administrative Code defines mobile home parks or RV parks. But because of the above rules, there would probably not be a qualifying off-premise sign in a RV park.</p>	<p>Sarah S. Lee, Esq. Assistant Administrator Office of Contracts Ohio DOT Phone: (614) 387-3207 Fax: (614) 728-5930</p>	

<p>As long as an off-premise sign is located in a properly zoned area and meets sign size, spacing and all other criteria required for an off-premise commercial advertising sign we would allow it in an RV park.</p> <p>2. Does your state recognize qualifying off-premise signs in RV parks due to definitions in state law between mobile home parks and RV parks? See answer above.</p>	<p>Jean Todd Highway Beautification Supervisor Right-of-Way Division Nebraska Dept. of Roads 402.479.4463</p>	
<p>Iowa does not consider an RV Park a commercial or industrial activity or land use, so it would not qualify as a billboard location. We consider a mobile home park a residential use and an RV park a recreational use. Neither would qualify an off-premise sign.</p>	<p>Steven Westvold, Iowa DOT Steven.Westvold@dot.io wa.gov</p>	
<p>These questions have never come up in Mississippi.</p>	<p>Cecil.Vick@fhwa.dot.gov Mississippi FHWA</p>	
<p>SUMMARY OF RESPONSES</p>	<p>Jan Strough, Idaho Transportation Dept.</p>	<p> rv parks rough summary.doc</p>
<p>The answer to your first question is, yes. We do permit off-premise signs in RV parks, as long as it is evident that the RV park is not using the property as a mobile home park. The answer to your second question is also yes. We do consider RV parks as a qualifying business for billboard permit purposes.</p>	<p>Brandy Campbell Beautification Coordinator Arkansas Highway and Transportation Dept. Environmental Division * Beautification Office: 501-569-2088 * Fax: 501-569-2089 Cell: 501-412-1588 Brandy.Campbell@ArkansasHighways.com</p>	