

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF  
MAYSVILLE, GEORGIA, TO REGULATE USING RECREATIONAL VEHICLES AND  
STORAGE SHEDS AS LIVING QUARTERS**

**WHEREAS**, the City of Maysville, Georgia is a municipality duly constituted and existing pursuant to Georgia law; and

**WHEREAS**, the City now desires to amend the Code of Ordinances to provide specific provisions for the prohibition of using recreational vehicles as permanent living quarters and for using storage sheds as either temporary or permanent living quarters;

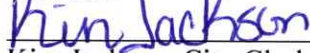
**WHEREAS**, the Mayor and Council have determined that regulations for the prohibition of recreational vehicles and storage sheds as living quarters are needed to protect the health, safety, and welfare of the residents of the City of Maysville; and


**NOW, THEREFORE, BE IT RESOLVED AND ORDAINED** by the Mayor and Council of the City of Maysville, by the lawful authority vested in them, that Chapter 18 is hereby amended as adding the following:

- I. **[See Chapter 18 ordinance as attached.]**
- II. All ordinances or parts of ordinances in conflict with this ordinance are repealed.
- III. Should any provision of this ordinance be rendered invalid by a court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the City Council.
- IV. This Ordinance shall take effect August 5, 2025.

ADOPTED this 4 day of August, 2025.

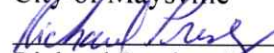
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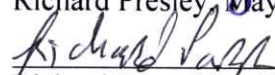
  
Kim Jackson, City Clerk


  
Kimberly Wilmoth, Council Member

  
Amanda Farley, Council Member

City of Maysville

  
Richard Presley, Mayor

  
Richard Parr, Council Member

  
Brodrich Jackson, Council Member

## **ARTICLE 18. RECREATIONAL VEHICLE AND STORAGE SHED REGULATIONS**

### **DIVISION 1. IN GENERAL**

#### **Section 18-1. Purpose and intent.**

It is the intent of this section to more fully detail the City of Maysville's recreational vehicle/travel trailer/motor home and storage shed regulations as described elsewhere in the zoning ordinance and in certain zoning districts.

It is the City of Maysville's policy that recreational vehicles shall not be considered equivalent to nor be permitted as permanent residential structures and storage sheds shall not be considered equivalent to nor be permitted as a permanent residential structures. Permanent residential structures are built to meet either State of Georgia/International Code Council (ICC) Building Codes or U.S. Department of Housing and Urban Development (HUD) standards.

Recreational vehicles are intended for short-term vacation stays, itinerant travel, temporary emergency shelter, special circumstances housing and the like.

Storage sheds are intended for storage of personal property and not intended for habitation.

Specific, existing, recreational vehicles and recreational vehicle facilities are designated as legal non-conforming uses (grandfathered-in) for certain specified portions of these standards.

#### **Section 18-2. Permitted locations and requirements.**

Each zoning district contains language that indicates the level and type of recreational vehicle use that may be employed in that district. Special overarching land use provisions may also be developed to address the appropriate use, placement and density of recreational vehicles.

- A. Recreational vehicles stored outdoors or in accessory structures on residential lots must be stored in conformance with the accessory structure requirements of the respective zoning district. Recreational vehicles shall not be towed or placed over any in-service septic tank or drain field. Such recreational vehicles must remain unoccupied, except as indicated in other parts of the City of Maysville Zoning Ordinance.
- B. Recreational vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle.
- C. Any permitted use under Code Section 18-1, *et seq.* shall only be allowed if the applicant first gets a permit prior to using the recreational vehicle as a temporary residence. The permit shall be good for 180 days from the date of issuance. After the permit expires, the applicant must reapply for any additional permits.



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### **Section 18-3. Prohibitions.**

Recreational vehicles are not permitted as permanent residences in any zoning district. Legally stored recreational vehicles shall not be used for living, sleeping or housekeeping purposes. Recreational vehicles shall not be used as storage sheds. Storage sheds are not permitted as either temporary or permanent residences in any zoning district.

### **Section 18-4. Special circumstances.**

Pursuant to language found in each zoning district's requirements, recreational vehicles may be permitted as temporary residences for limited periods of time in those zoning districts under special circumstances. Those special circumstances primarily include temporary accommodation for medical issues, emergency circumstances and temporary housing during residential construction. Language found in the zoning district sections of the zoning ordinance provides more details on approval processes and conditions of approval for such temporary arrangements.

### **Section 18-5. Recreational vehicles as short-term guest housing.**

As described in this section, recreational vehicles are permitted as short-term guest quarters in zoning districts permitting single-family-residential units. Recreational vehicles that are owned by non-Maysville residents, guests or visitors and are registered and tagged from outside the city, may be parked or occupied by such guests or visitors on property on which a permanent, occupied dwelling unit is located for a total cumulative period not to exceed 180 days per calendar year while visiting the resident of such property. Any individual or family remaining for 180 days shall register with the City of Maysville. This cumulative total period may include visits by a single guest or multiple guests over the period, but no more than one recreational vehicle at a time. The recreational vehicles shall have self-contained sanitary facilities.

Such recreational vehicles shall not be parked in the front yard. No portion of a recreational vehicle may extend over, or interfere with, the use of any sidewalk or right-of-way intended for pedestrian or vehicular traffic.

### **Section 18-6. Short-term recreational vehicle residence.**

In addition to emergency and special exception situations, short-term residence is permitted in recreational vehicles in recreational vehicle parks. Such short-term residence may not exceed 180 days in a 24-month period anywhere in Maysville and must be solely for short-term work or business purposes, as verified, in writing, by a local business or employer.

### **Section 18-7. Short-term recreational vehicle residence permit.**

Such short-term residential recreational vehicles and their occupants must obtain a short-term recreational vehicle residence permit, which shall not be valid for more than 180 days, but may be renewed for not more than one additional 180-day period. The short-term recreational

vehicle residence permit application must be accompanied by a letter from the employer, naming the employee and explaining the short-term job/employment. Fees may be assessed as set by the City Council. All short-term residential recreational vehicles must be legally registered and tagged. They may only be parked in a space where there is a direct sanitary disposal connection. The recreational vehicles must be maintained in good aesthetic appearance and function and be kept road-worthy. No structures such as porches, storage space, additional rooms, permanent stairs or the like, may be attached to the recreational vehicles.

**Section 18-8. Recreational vehicles as emergency shelter.**

Recreational vehicles may be used as short-term residences during governmentally-declared natural and man-made disasters. The 360-day maximum duration for short-term recreational vehicle residence may be waived for specified amounts of time by the City of Maysville. All recreational vehicles used for bona fide emergency shelter, due to natural or man-made disasters, shall register with the City of Maysville and pay any approved fees. All short-term, emergency-related residential recreational vehicles must be legally registered and tagged.

**Sections 18-9—18-20. Reserved.**