

ORDINANCE NO. 5-20

ORDINANCE: To amend the Property Maintenance Code, being Article XII, Chapter 5 of the Rockville City Code, to allow the City Manager to issue approvals for the temporary use of recreational vehicles and trailers for residential purposes on single-family lots in the city to allow residents to quarantine in place during a public health emergency

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

SECTION I – That Chapter 5 of the Rockville City Code entitled “Buildings and Building Regulations” be amended as follows:

Chapter 5

BUILDINGS AND BUILDING REGULATIONS

ARTICLE XII. PROPERTY MAINTENANCE CODE

Sec. 5-287 – Same--Amendments.

The BOCA National Property Maintenance Code, Fifth Edition, 1996 is amended in the following respects:

Section PM303.13 is added to read as follows:

“PM-303.13 Vehicles for habitation prohibited; exception for public health emergency:

(a) No trailer, recreation vehicle, car or truck shall be brought within the corporate limits of the city for the purpose of habitation and dwelling therein for a period of more than twenty-

four hours, except the City Manager or designee may issue a temporary approval for the use of a trailer or recreational vehicle on a property in a single dwelling unit residential zone for residents of that property to quarantine in place in the event of a public health emergency. The approval must be in writing, is subject to and must list the following requirements:

1. Only one recreational vehicle or trailer may be permitted on a residential property.
2. The occupants of the recreational vehicle or trailer must be permanent residents of the dwelling that exists on the lot where the vehicle is parked.
3. The vehicle must contain cooking, sleeping, and sanitary facilities.
4. The vehicle must be parked on a paved surface, but otherwise may be parked anywhere on the property.
5. The recreational vehicle or trailer must have operational water and electric sources.
6. Contents of any effluent (both gray and black water) from a holding tank must be collected and disposed of in a safe and sanitary manner in accordance with all State regulations, executive orders, and guidelines. It must not be drained directly onto the ground or into a public right-of-way.
7. Recreational vehicles or trailers used for this purpose must have a current registration and display a current vehicle tag.
8. Within one (1) business day of installation of the recreational vehicle or trailer, the installation will be inspected for compliance with the above requirements. The installation is subject to inspection at any time for compliance by the Community Enhancement and Code Enforcement or Public Works inspectors.
9. The approval may be for up to thirty (30) days. The City Manager or designee may extend an approval in writing for an unlimited number of additional thirty (30) day periods for good cause shown.

(b) The City Manager or designee must track all temporary approvals granted under this section and confirm upon expiration of the temporary approval that the recreational vehicle or trailer has been removed from the property or otherwise brought into conformance with City Code.

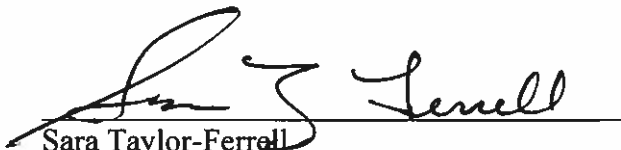
(c) Ordinance No. [ordinance number], permitting the issuance of a temporary approval for the use of a trailer or recreational vehicle on a property in a single dwelling unit residential zone for residents of that property to quarantine in place in the event of a public health emergency, shall expire ninety (90) days from the date of its adoption, at which time PM 303.13 shall revert to the version in effect on [date prior to adoption of ordinance]. Any approvals or extensions outstanding as of the expiration date of Ordinance No. [ordinance number] shall remain in effect for the duration of the approval or extension, but may not be further extended.”

SECTION II – Temporary approvals under this ordinance may be granted by the City Manager or designee notwithstanding any conflicting regulations in City Code Chapter 25, titled “Zoning Ordinance.”

SECTION III – This ordinance shall become effective immediately upon adoption.

NOTE: ~~Strikethrough~~ indicates material deleted.
 Underlining indicates material added.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council of Rockville at its meeting of April 20, 2020.


Sara Taylor-Ferrell
City Clerk/Director of Council Operation