



Pearl River County, MS
Order of the Board of Supervisors
September 15, 2025
Agenda Item (ID #18.D.)

There came on this day to be considered by the Board of Supervisors of Pearl River County, Mississippi, the matter of Agenda Item (ID #18.D.).

Motion to adopt the RV Control Ordinance to amend the regulation of non-conventional housing units.

RESULT: Approved

MOVER: District 4 Supervisor Spence

SECONDER: District 1 Supervisor Hart

VOTING AYE: Donald Hart, Malcolm Perry, Cruz Russell, Jason Spence, Bryce Lott

VOTING NAYE: None

ATTACHMENTS:

1. RV Control Ordinance Packet 091725

Ordered and Adopted on September 15, 2025

PEARL RIVER COUNTY, MISSISSIPPI

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE REGULATION OF NON-CONVENTIONAL HOUSING UNITS

WHEREAS,

The Pearl River County Board of Supervisors is vested with authority under Miss. Code § 19-5-9 to adopt regulations necessary for the protection of public health, safety, and welfare; and

WHEREAS,

The use of Recreational Vehicles (RVs) and other Non-Conventional Housing Units (NCHUs) within Pearl River County requires regulation to balance the needs of residents with the responsibility of ensuring public safety, sanitation, and orderly development; and

WHEREAS,

The Board desires to establish clear guidelines for temporary use, hardship accommodations, and enforcement measures while simplifying fees to encourage compliance, while also incorporating reasonable location, appearance, and sanitation standards.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PEARL RIVER COUNTY, MISSISSIPPI:

SECTION 1. DEFINITIONS

1. **Non-Conventional Housing Unit (NCHU):** Any Recreational Vehicle (RV), Park Model RV, Tiny Home on Wheels, converted bus, camper, or other mobile dwelling not constructed in compliance with the International Residential Code (IRC) or International Building Code (IBC).
2. **Recreational Vehicle (RV):** A vehicle or structure built to NFPA 1192 or ANSI A119.5 standards, designed for recreational use, and recognized under HUD 24 CFR 3282.15 as exempt from manufactured housing standards.
3. **Special Use Permit (SUP):** A permit authorizing short-term, non-permanent occupancy of an RV or NCHU for weekends, seasonal, or temporary lodging use.
4. **Hardship Variance:** A time-limited authorization allowing occupancy of an RV or NCHU beyond the standard limits due to extraordinary personal or family circumstances, including but not limited to medical necessity, loss of dwelling, or active construction of a permanent residence.

5. **Temporary Lodging:** The short-term, non-permanent use of an NCHU for recreational or seasonal purposes.
6. **Temporary Pole Permit:** Authorization for installation of temporary electrical service to support an RV or NCHU under this ordinance.

SECTION 2. PERMIT FEES

- The permit fee for all NCHU permits, including Special Use & Hardship Variance permits, and Temporary Power Pole permits are **\$50.00 total flat rate**.

SECTION 3. APPLICATION, AFFIDAVIT & REVIEW PROCESS

1. **Application Requirements:** Applicants must submit the following:
 - Completed County application form.
 - Valid government-issued photo ID.
 - Copy of current registration/license plate for the RV or NCHU from any U.S. state.
 - Site plan showing location of unit and utility connections.
 - Sanitation plan demonstrating compliance with septic or MSDH-approved disposal.
 - Property deed, lease agreement, or signed letter of permission from the property owner authorizing placement and use.
 - Property owner consent if the applicant is not the property owner.
2. **Affidavit of Compliance (Power Service):** Required before electrical service is approved for RV/NCHU use.
3. **Review & Approval:** Applications may be approved by the Planning Director or designated person.
4. **Permit Display:** The issued paper permit must be posted in the RV window or at the driveway entrance.
5. **Limit of Units:** No more than **one (1) NCHU** may be permitted per parcel. (Except under a Hardship Variance for immediate family occupancy.)
6. All units must comply with **the Mississippi State Department of Health (MSDH) standards**.

SECTION 4. SITE STANDARDS: SETBACKS, BUFFER, SCREENING & APPEARANCE

1. **Setbacks:** Front – 200 ft; Sides – 100 ft; Rear – 100 ft. Requests for variances to setbacks are subject to review and approval by the Planning & Building Director and / or the Code Official.
2. **Subdivision Entrance Buffer and Occupation:** 200-yard buffer from any named subdivision entrance. At no point shall a NCHU be placed in a subdivision for **ANY** type of Occupancy.
3. **Screening (Discretionary):** The Planning Director may require screening with fencing or vegetation.
4. **Appearance Standards:** Units must be roadworthy, neat, not derelict, and maintained. No permanent add-ons (porches, decks, lean-tos) unless separately permitted.

SECTION 5. UTILITIES, SANITATION & FLOODPLAIN

1. **Sanitation:** Must be connected to MSDH-approved wastewater or county-approved system. No surface discharge allowed. **Neither Gray nor Black Water.**
2. **Water:** Must have an approved potable water source.
3. **Electrical:** NEC-compliant only; unsafe cords prohibited.
4. **Floodplain:** Must meet PRC Flood Damage Prevention Ordinance and FEMA NFIP standards.

SECTION 6. SPECIAL USE PERMIT (SUP)

1. **Eligibility:** Property owners or tenants with written owners' consent.
2. **Duration:** 14 consecutive days per stay, not to exceed 180 days total per parcel per year.
3. **Requirements:** Must meet sanitation, electrical, floodplain, registration, and posting standards.
4. **Non-Rental:** No rental, lease, short-term rental, or compensated occupancy of any kind is permitted.
5. **Permit Term:** One year, renewable (subject to 180-day cap).
6. **Revocation:** May be revoked for nuisance, sanitation, or non-compliance.

SECTION 7. HARDSHIP VARIANCE

1. **Eligibility:** Loss of dwelling, active construction, medical/elder-care necessity, or other extraordinary circumstances approved by the Planning Director.
2. **Duration:** Up to 12 months, renewable annually with documentation.

3. **Conditions:** Compliance with sanitation, floodplain, setbacks, buffer, appearance, and screening (if required).
4. **Registration:** Must display current valid tag from Mississippi or any U.S. state.
5. **Non-Rental:** No rental, lease, short-term rental, or compensated occupancy of any kind is permitted.
6. **Approval Authority & Appeals:** Planning Director and / or Building Official approves; appeals to Board within 15 days.

SECTION 8. ENFORCEMENT & PENALTIES

1. Prohibited Uses:

- Multiple units beyond the scope of what is outlined in this ordinance.
- At no point shall any unlicensed or unpermitted RV parks be allowed.
- Operating or occupying an unregistered RV/NCHU for residential purposes.
- **Absolutely NO** form of rental, lease, or compensated occupancy.

2. Fines & Penalties:

- First violation: **\$500 fine.**
- Each day thereafter: **\$1,000 per day.**
- Revocation of permit and removal order for continuing violations.

3. **Misdemeanor Classification:** Violations are misdemeanors punishable by up to \$1,000 fine or 30 days in jail.

4. **Removal Authority:** If a violator fails to comply, the County may order the removal of the RV/NCHU at the owner's expense.

SECTION 9. ABANDONMENT & DERELICT UNITS

- Any RV/NCHU found abandoned, unoccupied for >90 days without a valid permit, or in derelict condition shall be deemed a public nuisance and subject to removal.

SECTION 10. GRANDFATHERING & TRANSITION

- Applies to all new placements after the effective date.

- Existing units are grandfathered and should file an affidavit for compliance within 90 days of the adoption of this Ordinance. Grandfathered RV/NCHU's remain subject to sanitation, floodplain, and safety inspection.

SECTION 11. LEGAL SAFEGUARDS

- **Severability:** If any part is invalidated, the rest stands.
- **Certification:** Clerk certifies adoption and publication.

SECTION 12. EFFECTIVE DATE

This ordinance shall take effect **30 days after adoption and publication**. Unless **otherwise decreed by the Board of Supervisors**.

ADOPTED AND APPROVED this the 15 day of September, 2025.

BOARD OF SUPERVISORS

Pearl River County, Mississippi

Board of Supervisors

President: Malcom Perry

Board Members: Donald Hart, Jason Spence, Cruz Russell, Bryce Lott

County Administrator: Adrain Lumpkin

Director of Planning & Building: Jerry Crain