

Sumter City-County Planning Commission

November 19, 2025

OA-25-07, Boat/RV/Non-Commercial Trailer Storage

I. THE REQUEST

Applicant: Sumter County

Request: Amend *Article 3, Exhibit 5* and add *Article 5.b.1.* of the Sumter County Zoning & Development Standards Ordinance in order to allow boat, recreational vehicle (RV), and non-commercial trailer storage in the General Commercial (GC) and Agricultural Conservation (AC) zoning district subject to conditional use approval and use specific conditions.

II. BACKGROUND

At the direction of the County Council Land Use Committee, staff has prepared an amendment to the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”) to provide flexibility regarding where businesses primarily involved in the storage of boats, recreational vehicles (RV), and non-commercial trailers can locate.

Under the current Zoning Ordinance, such uses are grouped under the larger Warehousing & Storage category under NAICS 493. Uses within the NAICS 493 classification are only permitted in the Light Industrial-Warehouse (LI-W) district and the Heavy Industrial (HI) district.

The primary goals of this amendment are to:

1. Allow flexibility by specifically allowing businesses primarily involved in the storage of boats, RVs, and non-commercial trailers via conditional use approval in the General Commercial (GC) and Agricultural Conservation (AC) districts.
2. Develop appropriate use specific standards that mitigate external impacts of such uses, including use size limitations and use separation requirements to limit larger areas of land in close proximity being dedicated to this use. Other proposed use specific standards outline where screening is required, applicable fencing requirements, storage area surface material requirements, paved transition drive requirements, site plan requirements, and a prohibition on dead-stock storage of non-recreational domestic and commercial vehicles.

Recreational Vehicles (RVs) are currently defined in the Zoning Ordinance. No changes to this definition are being proposed.

Recreational Vehicle: A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living

accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

Proposed Text Amendment

A strike-through of the proposed text amendment is attached as Exhibit 1.

- **Amend** Article 3, Exhibit 5, as shown in red below:

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
493	Warehousing & Storage										P	P				48 – 49 Transportation & Warehousing
493190	Boat/RV/Camper/Non-Commercial Trailer Storage Only									C*	P	P	C*	Refer to Article 5.b.1. & 5.b.1.t	48-49 Transportation & Warehousing	

- **Add** Article 5.b.1.t, as follows:

t. Boat/RV/Camper/Non-Commercial Trailer Storage (NAICS 493190): The following criteria apply for conditional use approval:

1. Outdoor storage facilities must be separated from other outdoor storage facilities within this classification by a distance of 1000 ft. (property line to property line).
2. No sites containing this use shall exceed 4-acres in size.
3. A 50 ft. paved drive transition surface from the public road to at least the security gate of the site (or at minimum 50 ft.) is required.
4. A minimum 6 ft. security fence and controlled access gate for the site is required.
5. Outdoor storage area must be screened from public right-of-way view in the HCPD overlay by at least a 6 ft. opaque fence or means of achieving a 6 ft. opaque screen.
6. Outdoor storage area must be screened from adjacent residential uses by at least a 6 ft. opaque fence or means achieving a 6 ft. opaque screen.
7. Storage areas must be improved with, at minimum, a 3-inch gravel surface. Any required off-street parking shall meet the parking area surface requirements of the underlying zoning district
8. Site plan detailing individual stall areas and associated drive aisles is required. Site must be designed to safely maneuver and park Boats, RVS, Campers, Non-Commercial Trailer's, etc.
- 4.9. Dead stock storage of non-recreational domestic or commercial vehicles is prohibited.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward this request to County Council with a favorable recommendation. The proposed amendment allows location flexibility for businesses primarily involved in the storage of boats, recreational vehicles (RV), and non-commercial trailers while also providing appropriate use specific standards to mitigate the potential external impacts associated with this use.

IV. PLANNING COMMISSION – November 19, 2025

Exhibit 1

**OA-25-07, Recreational Vehicle & Boat
Storage (County)**

Ordinance Amendment

Strike-Thru

Amend Article 3, Exhibit 5, as follows:

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493	Warehousing & Storage										P	P				48 – 49 Transportation & Warehousing
<u>493190</u>	<u>Boat/RV/Camper/Non-Commercial Trailer Storage Only</u>									<u>C*</u>	<u>P</u>	<u>P</u>	<u>C*</u>		<u>Refer to Article 5.b.1. & 5.b.1.t</u>	<u>48-49 Transportation & Warehousing</u>

Add Article 5.b.1.t, as follows:

t. Boat/RV/Camper/Non-Commercial Trailer Storage (NAICS 493190): The following criteria apply for conditional use approval:

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