

**CAMPGROUNDS**  
**RECREATIONAL VEHICLES PARKS**  
**AND**  
**PLANNED RURAL RECREATIONAL RESORTS**  
**IN THE**  
**ZONING ORDINANCE**

28 June 2007

By John D. Hutchinson V, AICP  
The Jennings Gap Partnership  
for the  
Shenandoah Valley Network

THE  
JENNINGS GAP PARTNERSHIP  
LAND USE PLANNING | FUNDRAISING | PROJECT DEVELOPMENT

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In 2006, a corporation owned by two national development interests acquired a historic resort property in northern Rockingham County, Virginia that had hosted visitors to a campground and scenic cavern for more than a century.

The 270-acre property at the end of a one-lane secondary road was surrounded by some of Virginia's most productive dairy and beef cattle farms and buffered by the George Washington and Jefferson National Forest on Massanutten Mountain.

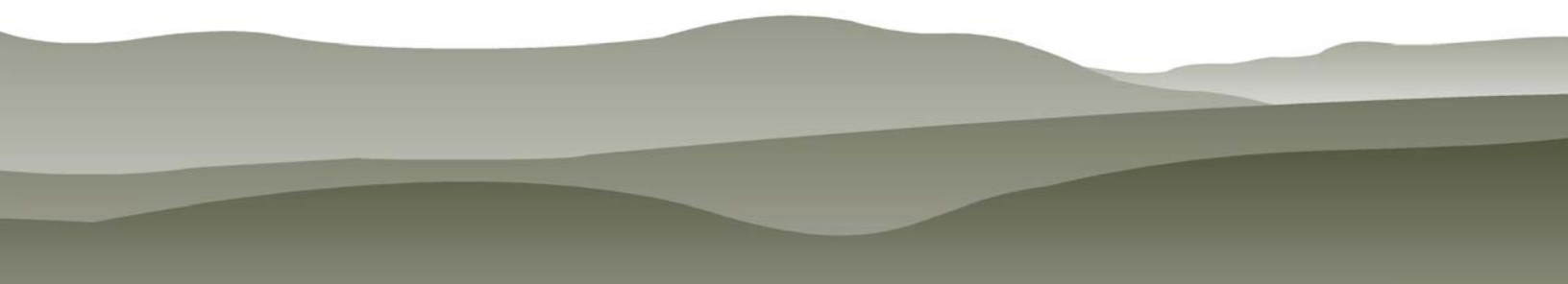
The new owners proposed to replace the sleepy campground's 25 modern recreational vehicle sites and 75 rustic camping spaces with a 21<sup>st</sup> century "RV Resort." Initial plans called for the "RV Resort" to include spaces for 450 recreational vehicles, a water park, 36 holes of mini golf, a whiskey distillery, a fake "gem mine," and an amphitheatre that would host events for over a thousand day visitors.

Because the Rockingham County zoning ordinance, written in the 1980s, permitted "campgrounds" as a by right use in the property's agricultural zoning, the owners claimed they could put as many RV sites on the property as they wanted and any associated uses they saw fit. As Rockingham County reviews the RV resort proposal, county staff also plans to update their ordinance deals with campgrounds.

In response, the Shenandoah Valley Network (SVN) commissioned the Jennings Gap Partnership to research zoning options used by localities in Virginia and across the nation to govern campgrounds, recreational vehicle parks, and planned rural resorts.

We reviewed dozens of local and state ordinances and codes, consulted with recreational vehicle industry groups and their web sites, and researched other publications to learn ways Shenandoah Valley localities can ensure that new facilities catering to recreational vehicles will benefit the communities in which they are sited.

The consensus appears to be that there is a growing demand for recreational vehicle parks nationally and that this demand has not been met in the Shenandoah Valley. Another new recreational vehicle park has been proposed in the Valley in 2007 and more are anticipated.



Because the largest of these recreational vehicle resorts is proposed in Rockingham County, SVN asked the Jennings Gap Partnership to draft a model ordinance for campgrounds, recreational vehicles, and related developments that might be helpful as Rockingham County considers how to deal with similar proposals in the future.

The results of this research including a draft ordinance and excerpts from many of the relevant source documents are included in this report.

It is our hope that this information will be helpful not just to Rockingham County but to localities throughout the Shenandoah Valley and the Commonwealth. The intention is not to substitute SVN's opinions for the expertise county officials. Our goal is to provide a resource, as few planning and zoning officials in the Valley have time in their busy schedules to conduct research and fully explore every issue that faces them.

Your views on this project will enable SVN and the Jennings Gap Partnership to improve our efforts to be of service to local government officials and citizens in the communities where we work. Please let us know what you think of the research approach and recommendations by contacting me at the email address below.

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28 June 2007

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Standards Common to Virginia Localities

	Draft recommendations		Augusta County	Bedford County	Caroline County	Fauquier County	Franklin County	King George County	Montgomery County	Page County	Roanoke County	City of Suffolk
Minimum lot size (acres)	10	10	NA	10	NA	5	3	10	NA	10	10	NA
Minimum campsite area (square feet)	2,000	2,000	NA	2,000	NA	3,000	3,000	1,800	NA	1,600	2,000	1,250
Maximum density (campsites per acre)	15	14	NA	10	NA	10	10	15*	NA	20	14	NA
Length of stay, daily (XX days in XX days)	14 / 30	30 / 30	21 / 60	30 / 30	30 / 30	7 / 8	NA	NA	NA	30 / 30	30 / 30	NA
Length of stay, annual (XX days in XX days)	180 / 365	30 / 365	45 / 365	30 / 365	180 / 365	NA	NA	NA	NA	210 / 365	30 / 365	NA
Permitted by right in agricultural zones	no	no	no	no	no	no	no	no	no	no	no	no
Permitted as special use in agricultural zones	yes	no	yes	no	yes	no	yes	yes	yes	yes	yes	yes
Permitted by right in commercial zones	no	yes	no	no	no	no	no	no	no	no	no	yes
Permitted as special use in commercial zones	no	no	yes	yes	yes	yes	no	no	no	no	no	no
Minimum open and / or recreational space (% or sq. ft.)**	10,000	15%	NA	15%	NA	NA	5%	NA	NA	20%	15%	NA
Maximum lot coverage	40%	NA	NA	NA	NA	NA	40%	NA	NA	NA	NA	NA
Setbacks from street right-of-ways (feet)	10	NA	NA	NA	NA	NA	20	NA	NA	NA	NA	8
Setbacks from property lines (feet)	100	50	NA	100	5	100	10	100	NA	50	50	15
Setbacks from boundary of or between campsites (feet)	10	NA	NA	NA	10	NA	10	NA	NA	10	NA	20
Setbacks from other RVs and structures (feet)	20	NA	NA	NA	10	NA	10	20	NA	20	NA	10
Green belt or vegetated buffer around perimeter (feet)	100	NA	NA	NA	NA	NA	NA	100	NA	50	NA	NA
Width of interior streets, one way traffic (feet)	11	10	NA	NA	NA	NA	NA	11	NA	10	10	NA
Width of interior streets, two way traffic (feet)	24	18	NA	NA	NA	NA	NA	24	NA	20	18	NA
Minimum off-street parking spaces per campsite	2	NA	1	NA	NA	NA	2	NA	NA	NA	NA	NA

\* The maximum density per acre for King George County is 15 campsites per gross acre and 25 campsites for any single acre.

\*\* King George County requires that "Each campground shall provide a recreational area consisting of one hundred (100) square feet per campground space."



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## Introduction

Localities in Virginia and across the country have taken a variety of approaches to the regulation of campgrounds, recreational vehicle (RV) parks, and other rural recreational resorts. The Shenandoah Valley Network has researched the options available for regulating RV parks and drafted a proposed ordinance in an effort to assist Rockingham County and other valley localities. There is a growing demand for facilities to accommodate the modern RV user.

An article in *Planning Magazine* found that the US had 30 million RV users in 2002. It cited University of Michigan research that showed RV ownership had reached record levels, with baby boomers driving the gains. As baby boomers enter their prime RV-buying years over the next decade, RV ownership will continue to rise. In just the last year the Shenandoah Valley has seen two proposals for larger RV parks: a 150-unit proposal near Woodstock and a 450-unit proposal near Mauzy. More can be expected.

This demand is being met with facilities quite different from the often rustic “mom and pop” campgrounds that many local government officials had in mind when the language existing in many local zoning ordinances was written to deal with camping and overnight recreational areas.

“Although no one seems to be able to explain to everyone’s satisfaction the difference between camping and RVing, to some there is a vast difference,” John F. Imler, a long respected author and expert in the RV industry, wrote. He recommended the following three-part segregation of overnight recreational areas.

**Campgrounds.** Usually less developed. Sites tend to have fewer hookups, be smaller and are often (not always) located in more rural areas. Roadways are normally gravel and parking pads are often gravel or grass.

**RV Parks.** Parks of medium development cost with sites designed primarily for RVs. These offer more hookups but have limited amenities. Recreation and social activities are usually limited.

**RV Resorts.** The latest and most costly - generally developed for RVs and motor coaches. These offer the most elaborate of amenities, recreation, and organized social activities. Roadways and parking sites are usually paved. When the term "Resort" is used, most people expect to find both numerous activities and the latest in accommodations. The term "Resort" may sometimes be used in conjunction with an upscale facility that takes both RVs and tents.

Rockingham County may likewise consider implementing a hybrid approach to RV park zoning by (a) requiring a special use permit in agricultural areas for traditional campgrounds, (b) adding a new zoning district to accommodate modern RV parks, and (c) creating a new planned unit development option in the zoning ordinance to accommodate larger rural resorts that offer facilities for RVs in combination with other recreational, retail, and commercial activities. These three concepts are summarized as follows:

### A. General Agricultural (A-2) District

The Rockingham County Zoning Ordinance currently permits “campgrounds” by right in its General Agricultural (A-2) District. By providing a new definition of a campground that defines a scale that is in keeping with the purpose and intent of the A-2 District, the proposed ordinance would continue to allow traditional campgrounds in the A-2 District without making its rural agricultural areas vulnerable. In addition, to provide the Board of Supervisors with an opportunity to review and hold a public hearing on each application for a campground, it also makes campgrounds a special use.

## B. New RV Park District

An outdoor RV facility that requires a drinking water system or waterworks, as defined under the Code of Virginia, closely resembles a manufactured home park as defined in the Rockingham County Zoning Ordinance. Like a manufactured home park, a RV park requires sites on which to place living quarters, a street grid to connect the sites, parking areas, a water supply, and sewage facilities. The primary difference between the two uses is that one has temporary residents and the other has permanent residents.

Currently, before a new or substantially upgraded manufactured home park is constructed, the Rockingham County Zoning Ordinance requires that the subject property be rezoned to the Manufactured Home District (MH-1).

A similar RV park district is included in the proposed ordinance so that the construction of a new or substantially upgraded RV park would require rezoning. Rezoning would provide for proper review by the county staff and the Planning Commission so that the Board of Supervisors may benefit from their advice before entertaining an application for such significant change in land use. The regulations for the proposed RV park district closely parallel those found in the Rockingham County Zoning Ordinance for manufactured home parks.

## C. Planned Rural Recreational Resort (PRRR) District

The county is also likely to see development proposals involving the mixing of campgrounds, RV parks, and other commercial, entertainment, and retail uses. Consequently the proposed ordinance includes a planned unit development option to accommodate such proposals.

This Planned Rural Recreational Resort (PRRR) District closely parallels the Planned Commercial Development (PCD) District in the Rockingham County Zoning Ordinance. As stated in the county ordinance, "Within the PCD district, development is to be carefully planned to provide the organized location of commercial structures, service and activity areas; open space; and coordinated vehicular, pedestrian, and bicycle routes or circulation. Landscaped areas and buffer zones shall be provided to protect the integrity of surrounding properties."

Similar planning would be required in the development of large scale regional recreational and entertainment facilities that mix recreational, commercial, entertainment and retail uses under the proposed ordinance.

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City of Detroit Lakes, Minnesota City Code

City of Moscow, Idaho Zoning Code

City of Riverside County, California

City of Suffolk, Virginia Unified Development Ordinance

Code of Federal Regulations. HUD Manufactured Home Construction and Safety Standards. (Title 24 CFR, Part 3282(g))

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## **Proposed Ordinance**

### **ARTICLE XII. CAMPING AND OVERNIGHT RECREATIONAL AREAS AND PLANNED RURAL RECREATIONAL RESORTS**

#### **Sec. 17-271. Purpose and Intent.**

The purpose and intent of this ordinance is to protect and promote the public health, safety and general welfare by allowing development of campgrounds, recreational vehicle parks, and rural recreational resorts in appropriate locations and in accord with the Rockingham County Comprehensive Plan.

This ordinance is designed to give reasonable consideration to each of the following purposes in the siting and design of campgrounds, recreational vehicle parks, and planned rural recreational resorts, where applicable:

- (a) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers;
- (b) to reduce or prevent congestion in the public streets;
- (c) to facilitate the creation of a convenient, attractive and harmonious community;
- (d) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports, and other public requirements;
- (e) to protect against destruction of or encroachment upon historic areas;
- (f) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other dangers;
- (g) to encourage economic development activities that provide desirable employment and enlarge the tax base;
- (h) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;

#### **Sec. 17-272. Definitions.**

*Camping and overnight recreational area.* A lot, area, or tract of land operated either as a commercial or non-commercial enterprise upon which facilities for three (3) or more of all or any of the following are located, established, or maintained, temporarily or otherwise: camping in tents, recreational vehicles, or recreational park trailers as seasonal or recreational dwellings for recreation, leisure, camping, or travel purposes and activities incidental and related to the foregoing such as picnicking, boating, fishing, swimming, outdoor games, and sports. Habitation of a camping and overnight recreational area shall be temporary. All camping and overnight recreational areas shall be operated in accordance with all applicable Virginia Department of Health regulations for campgrounds entitled Virginia Administrative Code CHAPTER 450: Rules and Regulations Governing Campgrounds.

The term "camping and overnight recreational area" also includes, but is not limited to, tourist camps, travel trailer camps, recreation camps, family campgrounds, camping resorts, camping communities or any other area, place, parcel or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or

maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and/or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale or by covenants, restrictions, and easements.

This definition is not intended to include summer camps, and migrant labor camps as defined in §§ 35.1-16 and 32.1-203 of the Code of Virginia, construction camps, permanent mobile home parks, or storage areas for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

Three distinct types of camping and overnight recreational areas may be established in Rockingham County, as follows:

- (a) *Campground*. A campground shall not require a drinking water system or waterworks, as defined by the Code of Virginia. A campground shall neither serve nor have the facilities to serve an average of more than 25 individuals for more than 60 days out of a year. Campground does not mean “recreational vehicle park” nor “mobile home park” as defined herein. Campground does not include amphitheatres, batting cages, go-carts, golf, golf driving ranges, ice rinks, mechanical amusement devices, miniature or put-putt golf, permanent housing facilities for guests, regular live entertainment, water slides, or other recreational, commercial, and retail establishments and the like.
- (b) *Recreational vehicle park*. A camping and overnight recreational area shall be deemed a recreational vehicle park if it serves or has the facilities to provide drinking water to more than 15 connections or to an average of more than 25 individuals for more than 60 days out of a year. A recreational vehicle park shall be served by a waterworks as defined by the Code of Virginia. Recreational vehicle park does not include amphitheatres, batting cages, go-carts, golf, golf driving ranges, ice rinks, mechanical amusement devices, miniature golf or put-putt golf, permanent housing facilities for guests, regular live entertainment, water slides, or other recreational, commercial, and retail establishments and the like.<sup>1</sup>
- (c) *Planned rural recreational resort*. A camping and overnight recreational area that is combined in one development with large scale regional recreational and entertainment facilities that mix recreational, commercial, entertainment, retail, and limited residential uses in appropriate locations under a unified plan of development. A planned rural recreational resort is a planned unit development that enhances the county's economic viability by permitting a mix of uses and is strategically designed such that public access, lighting, business-related deliveries, and other aspects of commercial development will have limited impact on surrounding areas.

Within the planned rural recreational resort district, development is carefully planned to provide the organized location of structures, service, and activity areas; open space; and coordinated vehicular, pedestrian, and bicycle routes or circulation. Landscaped areas and buffer zones shall be provided to protect the integrity of surrounding properties.

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<sup>1</sup> The Virginia Administrative Code defines a “Waterworks” as “a system that serves piped water for drinking or domestic use to (i) the public, (ii) at least 15 connections, or (iii) an average of 25 individuals for at least 60 days out of the year. The term ‘waterworks’ shall include all structures, equipment, and appurtenances used in the storage, collection, purification, treatment, and distribution of pure water except the piping and fixtures inside the building where such water is delivered.” 12VAC5-590-10.

The Code of Virginia defines a “Waterworks” as “a system that serves piped water for drinking or domestic use to (i) the public, (ii) at least fifteen connections or (iii) an average of twenty-five individuals for at least sixty days out of the year. The term ‘waterworks’ shall include all structures, equipment, and appurtenances used in the storage, collection, purification, treatment, and distribution of pure water except the piping and fixtures inside the building where such water is delivered.” Article 2 (§32.1-167 et seq.) of Chapter 6 of Title 32.1 of the Code of Virginia.

*Camping unit.* A tent, recreational vehicle, recreational park trailer, or any other portable device or vehicular-type structure as may be developed, marketed, and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

*Campsite.* Any plot of ground within a camping and overnight recreational area intended for exclusive occupancy by a camping unit.

*Dwelling, recreational or seasonal.* Temporary living quarters, not used as a principal residence, that may be occupied on weekends, vacations and/or for brief periods during the year. This includes, but is not limited to tents, recreational vehicles, or recreational park trailers, or other such devices as may be developed and marketed for the camping trade.

*Open space.* All land or water areas left in an undisturbed natural state, developed as a landscaped area or developed as an outdoor recreational facility, in common or private ownership. Open space shall not include camp sites, roads, roadways, parking lots serving other than outdoor recreational facilities, and buildings or structures used for any purpose other than outdoor recreational use, such as picnic shelters or playground equipment.

*Planned unit development.* A form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis.

*Recreation establishment.* A commercial sports or amusement facility open to the general public for a fee, including but not limited to:

- (a) *Indoor.* Any facility containing such indoor amusement facilities such as billiard tables, pinball machines, bowling, video games, roller rinks, ice rink, swimming pools, bingo parlors, hard or soft courts, and the like, but not including amusement rides or regular live entertainment. Fewer than four video games or pinball machines shall be deemed an accessory use to a retail commercial establishment or restaurant.
- (b) *Outdoor.* Any facility containing such outdoor amusement facilities such as a golf driving range, miniature golf, batting and pitching cages, hard or soft courts, go-carts, pony rides, swimming pools, water slides, ice rink, and the like, but not including amusement rides or regular live entertainment.

*Recreational park trailer.* A vehicular, portable structure that meets the following criteria:

- (a) It is built on a single chassis mounted on wheels;
- (b) It has a gross trailer area not exceeding 400 square feet in the set up mode; and
- (c) It is certified by the manufacturer as complying with ANSI A119.5.

*Recreational or seasonal use.* The use of property for weekends, vacations, and brief periods throughout the year with or without the location of a structure or camping unit.

*Recreational vehicle.* Any vehicle built on a chassis and equipped with wheels to facilitate movement from place to place, and that is without permanent foundation and designed to be self propelled, hauled, or towed by another vehicle. It contains 400 square feet or less when measured at the largest horizontal projections and being of any length provided its gross weight does not exceed 4,500 pounds, or being of any weight provided its overall length does not exceed twenty-nine (29) feet. A recreational vehicle is not designed nor intended for use as a permanent dwelling, but for temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as campers, camping shells on trucks, camping trailers, motor homes, pick-up campers, tent trailers, and travel trailers. The term

“recreational vehicle” does not include recreational park trailers or mobile or manufactured homes. However, a recreational vehicle placed on a site for more than one hundred eighty (180) days shall be considered a mobile or manufactured home for purposes of this ordinance. The basic types of recreational vehicles are described below.

- (a) *Camping trailer.* A vehicular portable structure mounted on wheels, constructed with collapsible, partial side walls or fabric, plastic, or other pliable materials for folding compactly while being towed by another vehicle and being unfolded at the campsite to provide temporary living quarters for recreational, camping, or travel use.
- (b) *Fifth-wheel trailer.* A vehicular, portable structure mounted on wheels designed provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the set up mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.
- (c) *Motor home.* A vehicular, portable structure designed provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
- (d) *Travel trailer.* A vehicular, portable structure mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require a special highway movement permit when towed by a motorized vehicle, of gross trailer area not to exceed 320 square feet of gross trailer area and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted behind the tow vehicle's bumper.
- (e) *Truck camper.* A vehicular, portable structure designed to provide temporary living quarters for recreational, camping, or travel use consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

*Recreational vehicle/dependent.* A recreational vehicle not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system.

*Recreational vehicle/independent.* A recreational vehicle containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV is also referred to as a "self-contained recreational vehicle."

*Recreational vehicle sales and service.* Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

*Recreational vehicle storage area.* Any lot or parcel of land use or intended to be used for the commercial storage of two (2) or more recreational vehicles.

*Sanitary disposal station.* A facility provided for the emptying of waste-holding tanks.

### **Sec. 17-273. General requirements for all camping and overnight recreational areas.**

The following standards shall apply to all camping and overnight recreational areas, and individual lots within those areas.<sup>2</sup>

- (a) When submitting any application for a conditional use permit, zoning amendment, comprehensive plan amendment, or other county action leading to the creation or expansion of a camping and overnight recreational area, the applicant shall provide evidence of having complied with the provisions of Chapter 450 Rules and Regulations Governing Campgrounds of the Virginia Administrative Code (VAC) pursuant to §§35.1-11 and 35.1-17 of the Code of Virginia. Prior to the initiation of construction of or any major alteration or extensive addition to any camping and overnight recreational area, the applicant shall submit to the Rockingham County office of the Virginia Department of Health, complete plans or statements which show the following:
  - (1) The proposed method and location of the sewage disposal system.
  - (2) The proposed sources and location of the water supply.
  - (3) The number, location, and dimensions of all campsites.
  - (4) The number, description, and location of proposed sanitary facilities such as toilets, dump stations, sewer lines, etc.
  - (5) Name and address of applicant.
  - (6) Location, boundaries, and dimensions of the proposed project.
  - (7) Such other pertinent information as the Health Commissioner may deem necessary.
- (b) In addition to the provision in the preceding paragraph, no site plan for a camping and overnight recreational area shall be approved until the applicant has furnished evidence that the proposed development meets all applicable state and local regulations regarding the supply of potable water and sewage disposal facilities.
- (c) All camping and overnight recreational areas are subject to the site plan requirements of Article VIII of this ordinance. Notwithstanding other site plan requirements of this ordinance, site plans for camping and overnight recreational areas shall be sufficient for the Zoning Administrator to determine that regulations of this ordinance can and will be satisfied, and shall include information describing surrounding land use, zoning, topography, and vegetation. Site plans shall indicate all proposed streets, utilities, and structures with specifications to indicate compliance with the provisions of these regulations.
- (d) Area regulations.
  - (1) The minimum lot size required for application and institution of a camping and overnight recreational area shall be ten (10) contiguous acres.<sup>3</sup>
  - (2) The minimum campsite area shall be 2,000 square feet.<sup>4</sup>

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<sup>2</sup> Of the ten Virginia localities studied for this report, Montgomery County was the only one that required campgrounds or recreational vehicle parks to comply with special restrictions, conditions, supplementary regulations, or performance standards like those in this section.

<sup>3</sup> Of the ten Virginia localities studied, only five ordinances included minimum lot sizes for campgrounds or RV parks. Of those that did, the minimum size ranged from three acres in Franklin County to ten acres in Bedford, King George, Page, and Roanoke counties.

- (3) The density of campsites provided for units shall in no case exceed 15 camp sites per gross park acreage and no one (1) acre shall exceed 15 camp sites. For density purposes, a net acre shall not include any land in the 100-year floodplain or land used for streets and other public purposes.<sup>5</sup>
- (e) No camping and overnight recreational area or individual camping unit shall be used as a permanent place of residence, abode, domicile, dwelling, or business. Continuous occupancy for more than 14 days in any 30-day period or more than six months in any twelve-month period is prohibited.<sup>6</sup> Except that manufactured homes or single-family residences established pursuant to this ordinance may be located in each camping and overnight recreational area as residences for caretakers who derive a significant portion of their income from the maintenance and / or management of the facility.<sup>7</sup>
- (f) Every owner or operator of a camping and overnight recreational area shall maintain a register containing a record of all camping units and occupants. Such register shall be available to the Zoning Administrator, or any other authorized agent inspecting the camping and overnight recreational area and shall be preserved for one full year or such time as is needed to demonstrate that the facilities are not being used by anyone other than the caretaker as a permanent residence or domicile. Said register shall contain:
- (1) the names and permanent addresses of all camping unit occupants;
  - (2) the make, model, and license number of the camping unit; and
  - (3) the dates of arrival and departure of a camping unit and its occupants.
- (g) Retail sales exclusively for the use of camping and overnight recreational area tenants are permitted. Items are limited to food, recreational supplies, personal care items, and other items clearly supportive of campground tenants' needs. Except in planned rural recreational resorts, sites engaged in retail uses, including parking related to such use, shall be no larger than 10 percent of the total camping and overnight recreational area or one (1) acre, whichever is the lesser.<sup>8</sup>

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<sup>4</sup> Of the ten Virginia localities studied, only six ordinances included maximum campsite sizes for campgrounds or RV parks. Of those that did, the maximum campsite size ranged from 3,000 square feet in Franklin and Fauquier counties to 1,250 square feet in Suffolk.

<sup>5</sup> Of the ten Virginia localities studied, only six ordinances included maximum campsite densities per acre for campgrounds or RV parks. Of those that did, the maximum campsite densities per acre ranged from ten in Franklin and Fauquier counties to 20 in Page County.

<sup>6</sup> Of the ten Virginia localities studied, only six ordinances regulated the number of days an individual could stay in a campground or RV park in a short time frame such as a number of days a month. Days per month ranged from 21 out of 60 days in Augusta County to 30 consecutive days in four counties.

<sup>7</sup> Of the ten Virginia localities studied, only six ordinances regulated the number of days in any given year a person could stay in a campground or RV park annually. Days per year ranged from 30 in Bedford County to 210 (seven in twelve months) in Page County.

<sup>8</sup> Of the ten Virginia localities studied, only four ordinances specifically listed retail sales as an accessory use to a campground or RV park annually. Bedford and Roanoke counties permitted "Retail sales for the convenience of campground tenants. ... Items are limited to food, concessions, recreational supplies, personal care items, and other items clearly supportive of campground tenants' needs." Fauquier County permitted "Accessory commercial uses ... exclusively for the use of residents of the park (e.g., coin-operated laundry, convenience store, entertainment)." King George County limited "commercial convenience centers" to "be no larger than 10 percent of the total recreational vehicle park or one (1) acre, whichever is the lesser." Caroline County permitted a variety of commercial and retail uses in campgrounds that were incorporated in the planned recreation and entertainment district, a planned unit development zoning district.

- (h) No permanent or semi-permanent structure shall be affixed to any recreational vehicle as a structural addition to such recreational vehicle, nor shall any accessory structure be permitted on any campsite except as provided below.
  - (1) A deck may be provided for use by the occupants of a recreational vehicle provided the deck is no larger than 180 square feet and extends no further than ten (10) feet beyond the recreational vehicle.
  - (2) A porch may be provided for the use of the occupants provided it does not exceed two-hundred (200) square feet and extends no further than ten (10) feet beyond the recreational vehicle. At least 50 percent of each porch wall shall be windows, screens and/or doors.
  - (3) A protective awning may be constructed above a recreational vehicle provided it extends no further than one (1) foot on any side of a recreational vehicle and the maximum height of the roof shall not exceed fifteen (15) feet.<sup>9</sup>
- (i) No permanent or semi-permanent alterations may be made to a recreational vehicle that would render it inoperable as a motor vehicle. Neither the wheels, tires, nor axles shall be removed from a vehicle nor shall it be permanently affixed to the ground. Trailer hitches may be temporarily reversed but may not be removed.
- (j) Sanitary stations.
  - (1) Each camping and overnight recreational area shall be provided with at least one (1) sanitary station.
  - (2) In no case shall portable toilets be permitted within a camping and overnight recreational area except when they are used on a temporary basis for a special entertainment event for which a special entertainment permit is issued in accordance with Chapter 3, Article III of the Rockingham County Code.

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<sup>9</sup> Paragraph (g) and its subparagraphs are taken directly from the Caroline County zoning ordinance. Caroline was the only Virginia locality study that listed specific standards for additions to recreational vehicles in campgrounds or RV parks.

### **Sec. 17-274. Specific requirements for campgrounds.**

In addition to the requirements set out in section 17-273, campgrounds must also meet the following requirements:

- (a) Campgrounds may be permitted by special use permit in the agricultural general (A-2) zoning districts provided the requirements of this section are met and special use permit has been issued per the requirements of section 10-207 of this ordinance. If at any time the requirements of this section or conditions of the permit are not being followed, the special use permit will be revoked by the zoning administrator.<sup>10</sup>
- (b) One manufactured home or single-family residence, established pursuant to this ordinance, may be located in a campground as a caretaker's residence.

### **Sec. 17-275. Specific requirements for recreational vehicle parks.**

In addition to the requirements set out in section 17-273 recreational vehicle parks must also meet the following requirements.

- (a) Applicants for recreational vehicle parks must submit an application for zoning amendment to a recreational vehicle district per the requirements of section 17-209 of this ordinance.<sup>11</sup>
- (b) *Recreational vehicle park application and preliminary site plan required with rezoning request.* Applicants for recreational vehicle parks shall meet the following minimum requirements for site plans to be submitted with an application for zoning amendment to a recreational vehicle district:<sup>12</sup>
  - (1) Site plans shall be legibly drawn to scale.
  - (2) A vicinity map showing the location and area of the proposed park.
  - (3) The boundary lines, area, and boundary dimensions of the proposed park.
  - (4) The location and dimensions, if any, of all existing streets and street rights-of-way, easements, water, sewerage, drainage facilities, and other community facilities and utilities on and adjacent to the proposed park.
  - (5) Proposed layout, including interior streets with dimensions, location and type of solid waste collection facilities, lot lines, dimensions, and areas of campsites; common open space and recreation areas, common parking areas and other common areas; recreation buildings, if any, and other permanent structures.

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<sup>10</sup> Of the ten Virginia localities studied, eight required a special use permit for a campground or recreational vehicle park in agricultural zoning districts. The other two, Bedford and Fauquier counties, did not allow campgrounds or recreational vehicle parks in agricultural zoning district. Two of the localities studied, Bedford County and the City of Suffolk, permitted a campground or recreational vehicle park by right in some commercial or business zoning districts. Augusta, Caroline, and Fauquier counties allowed campgrounds or recreational vehicle parks in some business zoning districts under special use permits. The other five did not allow campgrounds or recreational vehicle parks in commercial or business zoning district.

<sup>11</sup> Although none of the Virginia localities studied required a zoning amendment to a zoning district specifically designed for campgrounds or recreational vehicle parks in agricultural zoning districts, numerous localities across the country did. Two of these ordinances, from Brevard County, Florida and Lewis County, Washington, employed a three-tiered system on which this ordinance is modeled. The relevant portions of each of these ordinances are provided in an appendix to this report.

<sup>12</sup> Regulations in this section regarding application for and site plans are based on the Rockingham County section 17-140 paragraph (c) regarding mobile home parks.

- (6) Plan for adequate drainage with street and lot plan designed to avoid drainage problems. Proposed layout shall consider terrain and its effect on adequate drainage away from proposed campsites and in the design of streets with channels or drainage structures to assure that ponding or other associated drainage problems will not occur.
  - (7) The site plan shall be accompanied by a narrative statement describing how the standards and requirements set forth herein are to be met; a statement that there will be an adequate supply of potable water from either a public water supply system or from a private water system conforming to all applicable laws, regulations, resolutions and ordinances, and a statement that there will be an adequate sewer system. Both statements on water and sewer shall have preliminary approval from the health official or the director of public works, where appropriate.
- (c) *Final site plan requirements following rezoning.* Upon zoning approval, recreational vehicle park site plans shall include the following additional information. The final site plan shall be in substantial accordance with the site plan presented with a zoning amendment and shall receive approval from the health official or agent of a community water or sewer system when such a system is to serve the park, transportation engineer, and the zoning administrator prior to occupancy of the recreational vehicle park. The additional information shall include:<sup>13</sup>
- (1) The date of the site plan, the name of the surveyor or engineer preparing it, and the number of sheets comprising the site plan.
  - (2) The name and signature of the owner, the name of the proposed park; and name of each street within the park; said name of the park and name of each street shall be named according to the established guidelines and procedures, set forth by resolution, in the road/street and subdivision naming manual as amended. Street identification signs of a design approved by the county shall be installed by the developer at all intersections.
  - (3) Water, sewer, drainage, and utility lines, facilities and connections with dimensions shown; locations and dimensions of recreational vehicle stands and parking spaces; location and nature of firefighting facilities, including hydrants, fire extinguishers, and other firefighting equipment; location of dumpsters, location of fuel storage facilities, and structures of high flammability.
  - (4) Where appropriate, there shall be a statement from the director of public works, certifying approval of the street and drainage, water and sewer or utility system layout by the owner/operator.
- (d) *Area, setback, and campsite requirements.* All recreational vehicle parks shall meet the following area and setback requirements:<sup>14</sup>
- (1) The minimum area of any site within a recreational vehicle park devoted to common open space shall be ten thousand (10,000) square feet.<sup>15</sup>

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<sup>13</sup> Regulations in this section regarding final site plan requirements are based on the Rockingham County section 17-140 paragraph (d) regarding mobile home parks.

<sup>14</sup> Unless otherwise footnoted, regulations in this section regarding area, setback, and lot requirements are based on the Rockingham County section 17-140 paragraph (a) regarding manufactured home parks.

- (2) Campsite coverage, herein defined as the percentage of the campsite covered by the recreational vehicle and any accessory structure, driveway and parking area, excluding patios, shall not exceed forty (40) percent for a given campsite.<sup>16</sup>
- (3) Any recreational vehicle located on a campsite within the park shall have the street address located on the end of the campsite facing the street. These numbers shall be in accordance with chapter 2, section 2-165(a) and (b) of the Rockingham County Code.
- (4) No recreational vehicle or accessory structure shall be located closer than ten (10) feet to any street right-of-way.<sup>17</sup>
- (5) No recreational vehicle or accessory structure shall be located closer than one hundred (100) feet to any property line of a recreational vehicle park.<sup>18</sup>
- (6) A recreational vehicle shall be located at least ten (10) feet from the exterior boundary of the campsite. No accessory structure shall be located closer than five (5) feet to any the exterior boundary of the campsite.<sup>19</sup>
- (7) Camping units shall be separated from each other and from other structures by at least twenty (20) feet. Any accessory structure such as attached awnings, carports or individual storage facilities shall be considered, for purposes of this separation requirement, a part of the unit.<sup>20</sup>
- (8) The size of each campsite must be great enough to accommodate the dimensions of recreational vehicles anticipated, including accessory structures, and including required distance between recreational vehicles as set forth herein. Each space shall be located at such elevation, distance, and angle to an access street so that placement and removal of the recreational vehicle may be undertaken without difficulty. Each space where a recreational vehicle is parked shall be constructed so as to provide for the support of the maximum anticipated loads during all seasons and must be constructed with an adequate longitudinal gradient and with a crown and cross gradient for surface drainage.

(e) General requirements.

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<sup>15</sup> Of the ten Virginia localities studied, only five specified required amounts of open space in recreational vehicle parks. Required percentages ranged from five percent in Franklin County to 20 percent in Page County. King George County requires that "Each campground shall provide a recreational area consisting of one hundred (100) square feet per campground space."

<sup>16</sup> Only one of the ten Virginia localities studied specified maximum coverage of campsites within recreational vehicle parks. Franklin County set a maximum of 40 percent. Rockingham County has maximum lot coverage of 40 percent in manufactured home parks.

<sup>17</sup> Of the ten Virginia localities studied, only two specified setbacks between recreational vehicles and streets in recreational vehicle parks. Setbacks ranged from eight feet in the City of Suffolk to 20 feet in Page County.

<sup>18</sup> Of the ten Virginia localities studied, eight specified setbacks from property lines in recreational vehicle parks. Setbacks ranged from 100 feet in the in Fauquier and King George counties to five feet in Caroline County.

<sup>19</sup> Of the ten Virginia localities studied, four specified setbacks from campsite boundaries in recreational vehicle parks. Setbacks ranged from 10 feet in the in Caroline, Franklin, and Page counties to 20 feet in the City of Suffolk.

<sup>20</sup> Of the ten Virginia localities studied, five specified setbacks between recreational vehicles and other structures in recreational vehicle parks. Setbacks ranged from 10 feet in the in Caroline and Franklin counties and the City of Suffolk to 20 feet in King George and Page counties.

Condition of soil, groundwater level, drainage, or topography shall not create hazards to the property or the health or safety of the occupants. Campsites shall be well-drained, gently sloping, and rock free. Campsites shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

(f) Design standards.

- (1) At least 75 percent of the developed campsites shall be within areas sufficiently wooded to provide adequate shade, camouflage, and buffering from public view.
- (2) In designing the recreational vehicle park, the applicant shall set aside a minimum 100 foot perimeter area of undeveloped land.<sup>21</sup>
- (3) Exposed ground surfaces in all parts of every recreational vehicle park shall be paved or covered with stone screening, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(g) Area road system.

- (1) All recreational vehicle parks shall be provided with safe and convenient vehicular access from an abutting public road to each campsite. Alignment and gradient shall be properly adapted to topography. Surfacing and maintenance of all roads and parking areas shall provide a smooth, all weather surface which shall be well drained and dust free.
- (2) Ingress and egress of a park shall be at a single point which provides circulation to all campsites in the recreational vehicle park. The point of ingress and egress shall be designed to minimize congestion and hazards and to allow free movement of traffic on adjacent roads. A registration office shall be located between the entrance to the recreational vehicle park and any structure (excluding signs), service facility, or access to campsites in the recreational vehicle park for control of ingress and egress.
- (3) All weather roads, preferably one-way with adequate width to accommodate anticipated traffic, shall meet the following minimum requirements:<sup>22</sup>
  - a. One-way, no parking ..... eleven feet
  - b. Two-way, no parking ..... twenty four feet
- (4) Each recreational vehicle park shall provide sufficient parking and maneuvering space so that parking, locating, or maneuvering of units incidental to parking shall not necessitate the use of any public road, sidewalk, or right-of-way or any private grounds not part of the recreational vehicle park.

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<sup>21</sup> Of the ten Virginia localities studied, two specified buffers around the perimeter of recreational vehicle parks. Buffers of 100 feet were required in King George County and of 50 feet were required Page County.

<sup>22</sup> Of the ten Virginia localities studied, four specified widths for interior roads in recreational vehicle parks. Bedford, Page, and Roanoke counties specified one way street widths of 10 feet. King George specified 11 foot widths for one way streets. Two way street widths ranged from 18 feet in Bedford and Roanoke counties to 24 feet. in King George County.

- (h) *Vehicle parking in recreational vehicle parks.* Each campsite shall have at least one (1) paved or graveled parking spaces no closer than ten (10) feet to the recreational vehicle. Additionally a parking area shall be set aside in the recreational vehicle park to accommodate visitor parking or parking for additional vehicles owned by the occupants of the recreational vehicle park. At a minimum this parking area shall allow for one (1) parking space for each campsite and shall be located within one hundred fifty (150) feet of the campsite(s) which it serves.<sup>23</sup>
- (i) Indoor and outdoor recreational facilities are permitted for the exclusive use of campground tenants.
- (j) Sanitary disposal stations shall be screened from other activities by visual barriers such as fences, walls, or natural growth and shall be separated from any campsite by a distance of at least fifty (50) feet.
- (k) In no case shall portable toilets be permitted within a camping and overnight recreational area except when they are used on a temporary basis for a special entertainment event for which a special entertainment permit is issued in accordance with Chapter 3, Article III of the Rockingham County Code.
- (l) Service facilities. The requirements of this section shall apply to service buildings, recreational buildings, and other service facilities such as: management offices, repair shops, and storage areas; sanitary facilities; laundry facilities; indoor recreational areas; commercial uses supplying essential goods or services for the exclusive use of unit occupants.
  - (1) Toilet and sanitary facilities shall be conveniently located within a radius of two hundred fifty (250) feet to the campsites to be served.
  - (2) Each recreational vehicle park shall be provided with one or more service buildings which contain adequate number of toilet and sanitary facilities. The minimum ratio of sanitary facilities to the number of campsites shall be provided according to the following schedule:

Toilet and Sanitary Facilities

Number Of Sites	Toilets		Urinals	Lavatories		Showers		Other Fixtures
	Men	Women	Men	Men	Women	Men	Women	
1 to 15	1	1	0	1	1	1	1	1 slop drain
15 to 30	2	2	0	2	2	1	1	
31 to 45	2	3	1	3	3	1	1	
46 to 60	3	4	1	3	3	2	2	
61 to 75	4	5	1	4	4	2	2	
76 to 90	4	6	2	4	4	2	2	
91 to 105	5	7	2	4	4	3	3	
106 to 120	6	8	3	5	5	3	3	
121 to 135	6	9	3	5	5	3	3	

12VAC5-450-100. Service buildings

<sup>23</sup> Of the ten Virginia localities studied, two had off street parking specifications or recreational vehicle parks. Augusta required one space per campsite and Franklin required two.

- (3) Walks shall be provided to service buildings when internal roads do not provide a direct route.
- (4) Where a camping and overnight recreational area is designed for and exclusively limited to use by self-contained units, only the following minimum emergency sanitary facilities shall be required: For each one hundred campsites, or fractional part thereof, there shall be one flush toilet and one lavatory for each gender.
- (5) When a camping and overnight recreational area requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for campsites and shall be based on the total number of persons using such facilities.
- (6) All rooms containing sanitary or laundry facilities shall:
  - c. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories, and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.
  - d. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of the windows for each required room shall be not less than ten percent of floor area served by them.
  - e. Have at least one window, which can be easily opened or a mechanical device, which will adequately ventilate the room.
  - f. Toilets shall be located in separate compartments equipped with self-closing doors. The shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
  - g. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.
  - h. The camping and overnight recreational area shall provide the following at a convenient location within the parking area: one automatic clothes washer and one clothes dryer for each fifty campsites or fractional part thereof.

(m) Solid waste disposal.

- (1) The storage, collection and disposal of solid waste in the camping and overnight recreational area shall be so conducted to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- (2) All solid waste shall be collected at least twice weekly and transported from the park. The owner of the park shall be responsible for providing this service.

(n) Fire Protection.

- (1) RV parks shall be kept free of litter, rubbish, and other flammable materials, which shall be removed from the premises and under no conditions disposed of by burning.
- (2) Portable fire extinguishes of a type approved by the National Fire Protection Association shall be kept in all service buildings and shall be maintained in good operating condition.
- (3) Appropriate regulations for the control and prevention of fire shall be posted in conspicuous locations throughout the park.
- (4) Cooking shelters, barbecue pits, fireplaces, and wood burning stoves shall be located, constructed, maintained, and used as to minimize fire hazard and smoke nuisance both on the property on which used and on neighboring property. No burning of garbage, animal wastes or other materials that might produce dense smoke or emit objectionable odors will be allowed within the park.

## **Sec. 17-276. Specific requirements for planned rural recreational resorts.**

### **Sec. 17-276.1. Purpose and Intent**

The purpose of the planned rural recreational resort (PRRR) district is to protect and promote the public health, safety, and general welfare by allowing development of large scale regional recreational and entertainment facilities in appropriate locations under a unified plan of development. The PRRR district is intended to enhance the county's economic viability by permitting a mix of commercial and recreational development strategically designed such that public access, lighting, business-related deliveries, and other aspects of commercial and recreational development will have limited impact on surrounding areas. The PRRR district will allow limited residential development in conjunction with commercial and recreational development in an appropriate setting.<sup>24</sup>

Planned rural recreational resort development shall occur only when it can be demonstrated that a specific or unique need exists in a local neighborhood or community, or that regional recreational and commercial activity of a specific nature would maintain the character of the local area and would benefit the entire county community. Within the PRRR district, development is to be carefully planned to provide the organized location of commercial and recreational structures, service, and activity areas; open space; and coordinated vehicular, pedestrian, and bicycle routes or circulation. Landscaped areas and buffer zones shall be provided to protect the integrity of surrounding properties.

Recognizing that such developments may be incompatible with existing or planned higher density residential or commercial uses due to noise, traffic or other factors, it is intended that the PRRR district be allowed outside of the designated growth areas established in the Comprehensive Plan provided the general purposes of the Comprehensive Plan are promoted.

The PRRR district is intended to provide an alternative to traditional commercial and recreational development by allowing the use of creative design to preserve trees, streams, ponds, and other natural features and to enhance commercial and recreational development with innovative landscaping, architecture, and low impact development. Care must be taken in residential, rural and agricultural areas to protect and buffer those areas from potential impacts of this type of development.

Recognizing that such a development may substantially reduce the functional integrity and safety of public roads if permitted on inappropriately sized roads and with unplanned access, it is intended that the PRRR district be established on roads designated as principal and minor arterial highways in the Comprehensive Plan. It is further intended that the number of access points to public roads be minimized and that development and access be oriented towards an internal roads system having carefully planned intersections with existing public roads.

A PRRR district shall be established in accordance with an approved master plan. The master plan shall be designed to ensure the convenient relationships between various functional areas of the project. The design, arrangement, and shape of each use area or lot shall provide satisfactory and desirable sites for buildings and/or the designated use and shall provide safe and convenient access and traffic flow.<sup>25</sup>

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<sup>24</sup> Of the ten Virginia localities studied, only Caroline and King George counties provided in their zoning ordinances for planned unit developments oriented around outdoor recreation including campgrounds and recreational vehicle parks. The relevant portions of these ordinances are provided in the appendices of this report.

<sup>25</sup> Unless otherwise footnoted, all of the regulations proposed for the PRRR zoning district except the permitted uses are adapted from the Rockingham County zoning ordinance Article VI Uses in Districts Division 5 Planned Commercial Development (PCD) District.

### **Sec. 17-276.2. General qualifying requirements.**

Land may be considered for PRRR district zoning only if it meets the following conditions:

- (a) *Ownership requirements.* The project area must be under one (1) ownership or under unified control at the time of application. The holder of a written contract or option to purchase the land shall, for the purpose of such application, but not for the approval of any final plans, be deemed to be an owner of such land. Unified control may be established by:
  - (1) Formation of an owners' association which shall have the authority to act as a single entity in application for rezoning and in the development of the PRRR, or;
  - (2) Covenants and restrictions, properly executed and recorded in the office of the clerk of the circuit court of the county, which shall run with the land and will insure all development will be in accordance with the master plan and any conditions and restrictions of the rezoning, or;
  - (3) By an agreement of all owners, properly executed and recorded in the office of the clerk of the circuit court of the county, which shall ensure all development will be in accordance with the master plan and any conditions and restrictions of the rezoning;
- (b) *Availability of public utilities.* The project area shall be served by a public water and sewer system or a community water and sewer system approved by the appropriate local/state agencies. All uses in the project requiring water and sewer service shall connect to the approved system.
- (c) *Open space.* Not less than twenty five (25) percent of the total acreage of each PRRR project shall be devoted to open space.
- (d) *Streets.* Public streets are permitted, subject to approval and acceptance by the Virginia Department of Transportation (VDOT). Private streets are permitted, subject to the regulations stated hereinafter. All entrances from existing public roads or highways shall be approved by VDOT.
- (e) *One hundred-year flood plain.* Land within the one hundred-year flood plain shall be used only for open space, parking, trails, and picnic shelters that are completely open on all sides. No other structures shall be permitted. No structures or uses shall be permitted in the floodway. Filling of the flood plain for the purpose of constructing a building, other than picnic shelters, shall not occur, even if permitted by other agencies.

### **Sec. 17-276.3. Permitted uses subject to conditions or limitations.**

The following uses shall be permitted subject to the requirements and limitations of these regulations:

- (a) Amusement/Theme Parks;
- (b) Athletic events;
- (c) Automotive enterprises including:
  - (1) Auto and recreational vehicle service station, vehicular fuel pumps, excepted from enclosure,
  - (2) Recreational vehicle sales;
- (d) Bed and Breakfast establishments;

- (e) Bicycle, sports equipment, or motorcycle store;
- (f) Convention and conference centers;
- (g) Church or other house of worship;
- (h) Community and recreational uses including:
  - (1) Campgrounds and recreational vehicle parks,
  - (2) Club,
  - (3) Commercial recreation facilities,
  - (4) Community center,
  - (5) Equestrian training facilities and steeplechase courses,
  - (6) Golf, golf driving range, driving range, miniature golf, excepted from enclosure,
  - (7) Gymnasium or fitness center,
  - (8) Library, art gallery, museum,
  - (9) Park, lake, pond, pedestrian trail, walkway, bikeway, playground, excepted from enclosure,
  - (10) Spa, swimming pool, water slide
  - (11) Theater productions (indoor),
  - (12) Theater productions (outdoor);
- (i) Entertainment uses not included in a fairground, including carnivals, circuses, concerts, musical events, light/laser shows and firework displays, and similar outdoor recreational events;
- (j) Fairgrounds;
- (k) Food establishments including:
  - (1) Delicatessen,
  - (2) Drive-in, eating or drinking facility,
  - (3) Restaurant,
  - (4) Snack bar;
- (l) General country or convenience store, vehicular fuel pumps excepted from enclosure;
- (m) Governmental, administrative, or service building;
- (n) Horticultural or agricultural use including:
  - (1) Farmers market, excepted from enclosure,
  - (2) Greenhouse,
  - (3) Nursery operation, excepted from enclosure;
- (o) Hotels and motels;
- (p) Police, fire, or rescue station;

- (q) Public utilities including telephone exchange cabinet with above-ground dimension no greater than one hundred ninety-two (192) cubic feet; provided, however, prior to issuance of final zoning approval for a building permit, a landscaping and maintenance plan for the cabinet site shall be approved by the community development department, and the site shall be landscaped and maintained pursuant to such plan (or amended plan, as approved by the community development department);
- (r) Service enterprises including:
  - (1) Beauty or barber shop,
  - (2) Laundromat, dry cleaners, laundry,
  - (3) Photography studio;
- (s) Shopping mall;
- (t) Signs as provided in article VII;
- (u) Special events facilities;
- (v) Special exhibitions and shows of equipment or articles for sale or display;
- (w) Specialty shops including:
  - (1) Art supply or framing shop,
  - (2) Antique shop,
  - (3) Bakery,
  - (4) Ceramic shop,
  - (5) Crafts shop,
  - (6) Florist,
  - (7) Gift shop,
  - (8) Swap shop;
- (x) Stadium, arena or amphitheater (indoor or outdoor);
- (y) Water filling station, natural source;
- (z) Water hauling.

**Sec. 17-276.4. Special uses.**

When, after review of an application and hearing thereon, in accordance with Article VIII, of this chapter the board of supervisors finds as a fact that the proposed is compatible with surrounding uses, is not detrimental to the character of the adjacent land, is consistent with the intent of this chapter, and is in the public interest, the following uses may be permitted with a special use permit:

- (a) Automotive enterprises including:
  - (1) Auto parts supply,
  - (2) Car wash,
  - (3) Public garage,
  - (4) Repair or servicing;

- (b) Bus station;
- (c) Building, plumbing, electrical supply, sales;
- (d) Bank, savings and loan, or other financial office, including drive-in type;
- (e) Professional and business offices not associated with the operation of the facility (subject to Article XV, Section 8);
- (f) Retail businesses including:
  - (1) Household appliance store,
  - (2) Pharmacy,
  - (3) Hardware store,
  - (4) Furniture store,
  - (5) Clothing store,
  - (6) Grocery store,
  - (7) Department store,
  - (8) Seed or feed store.

**Sec. 17-276.5. Accessory uses.**

Where an area is devoted to a permitted use, customary accessory uses and structures are authorized including, but not limited to, the following:

- (a) Temporary building or office trailer for uses incidental to construction work, provided that such building or trailer be removed upon completion or abandonment of the construction work and
- (b) Private garage.

**Sec. 17-276.6. PRRR project and site design requirements.**

The following site design requirements shall be considered in the preparation of master plans and final plans and shall be shown on site plans and construction plans, as required elsewhere in the Rockingham County Code:

- (a) *Permanent open space, landscaping, and buffering or screening.* Not less than twenty five (25) percent of the total acreage of a PRRR project shall be devoted to open space.
  - (1) At least two-thirds of the required twenty five (25) percent open space shall have slopes of less than twenty (20) percent grade.
  - (2) Open space may include picnic facilities, benches, playground equipment, parks, courtyards, plazas, landscaped areas within parking lots, and street tree planting areas.
  - (3) A buffer strip of land, not less than one hundred (100) feet wide, shall be located along the perimeter of the PRRR project where it joins any other zoning district. This strip shall be retained in an approved natural state or

landscaped to provide a screened buffer between the project area and adjoining property with unlike uses.

- (4) Landscaping or an approved natural state shall be required along adjoining roads or streets, around parking areas, and in open space throughout the project.
- (b) *Lot design.* There shall be no minimum lot size, no maximum percent of lot coverage, no minimum lot width, and no public or private street frontage requirement except as shown on an approved final plan except that recreational vehicle parks when included in a PRRR development shall follow the area, setback, campsite, and design standards established for recreational vehicle parks in sections 17-273 and 17-275 of this ordinance.
- (c) *Structures, as follows:*
  - (1) Recreational vehicle parks when included in a PRRR development shall follow the setback standards established for recreational vehicle parks in sections 17-273 and 17-275 of this ordinance
  - (2) For all other uses there shall be no minimum setback, except on state maintained roads, in which case the minimum setback line shall be:
    - a. Thirty-five (35) feet from the VDOT road right-of-way if the right-of-way is fifty (50) feet or greater or
    - b. Sixty (60) feet from the centerline of the road if the VDOT road right-of-way is less than fifty (50) feet.
    - c. Maximum building height shall be limited to forty-five (45) feet;
- (d) *Streets.* The street system within the project area shall be designed to coordinate with existing and planned streets.
  - (1) Public streets. Any dedicated public streets shall meet all the requirements of VDOT and shall be certified by the VDOT resident engineer.
  - (2) Private streets.
    - a. Private streets need not meet VDOT requirements, but shall meet the requirements stated in this section and to that extent the requirements of the Chapter 16 "Subdivision of Land" of the Rockingham County Code, are hereby modified.
    - b. Private streets shall be constructed to ensure proper drainage and adequate base and surface construction capable of supporting imposed loads or fire apparatus as required in the county fire prevention code.
    - c. The applicant shall legally establish a private street maintenance agreement to ensure the continued maintenance of the private streets. No request shall be made to VDOT to have a private street accepted into the VDOT system until the private street has been dedicated and constructed, at no cost to the county or VDOT, in accordance with the current subdivision street requirements.
    - d. Private streets shall accommodate projected traffic volume.
      1. Two-way streets shall comply with the requirements in table 17-36.3.

- 2. One-way streets shall have a pavement width of not less than twelve (12) feet.
  - 3. Alleys may be permitted for residential and service vehicle access only. Alleys shall have a pavement width of no less than ten (10) feet. No on-street parking shall be permitted on the alley.
  - e. No private street or alley shall exceed ten (10) percent grade.
  - f. Sight distances for all intersections and entrances shall conform to VDOT standards.
- (1) Street names and signs. The names of proposed streets shall not duplicate existing street names and shall conform to the county policy for naming streets.
  - (2) Monuments shall be provided to permanently identify right-of-way lines.

**PRRR Minimum Private Street Requirements**

Vehicles Per Day	Number of Traffic Lanes	Width of Traffic Lanes	Number of Parking Lanes (Optional)	Width of Parking Lanes (Optional)
Up to 400	2	10 feet	1*	8 feet
401 to 3,000	2	11 feet	2*	8 feet
3,001 to 5,500	2	12 feet	2**	12 feet
Over 5,500	4	12 feet	2**	12 feet

\* If no curbing is installed, shoulders shall be a minimum of five (5) feet wide.

\*\* If no curbing is installed, shoulders shall be a minimum of eight (8) feet wide.

- (e) *Pedestrian and bicycle circulation.* Provision shall be made for sidewalks, pedestrian walkways, and bicycle trails which will enable residents, visitors or patrons to walk and ride safely and conveniently between the various functional areas of the project. Walkways and trails shall be coordinated to access existing and planned pedestrian and bicycle routes on adjoining properties. In no case shall the street pavement serve as a pedestrian walkway.
- (f) *Parking.* Off-street parking shall be provided in adequate amounts and in convenient locations. Parking structures, such as decks and garages, may be provided to accommodate parking needs. Parking areas should be designed to avoid excessive concentrations of pavement by the use of landscaping and tree planting.
  - (1) Parking space requirements for the PRRR are not subject to the general parking and loading requirements elsewhere in this ordinance, except as follows:
    - a. Each space shall be at least nine (9) feet wide and nineteen (19) feet long.
    - b. Handicapped parking shall meet current Americans with Disabilities Act regulations.
  - (2) Parking provisions for compact autos may be made as follows:
    - a. Up to twenty-five (25) percent of the total parking spaces in the project area may be reserved for compact autos.

- b. Each compact space shall be eight (8) feet wide and seventeen (17) feet long.
  - c. All compact spaces shall be clearly marked as such.
- (3) Overflow parking provisions for peak shopping times or special events need not be constructed of impermeable materials, but shall be designed to ensure proper drainage and avoid dust and mud. The area may use grass pavers, but shall not be graveled. The maximum distance from a paved lot or roadway capable of supporting fire apparatus to the most remote point of overflow parking shall not exceed 400 feet.
- (4) On-street parking may be provided in accordance with table 17-36.3.
- (5) A plan for parking shall be submitted on or with the final plan, along with supporting documentation to verify adequate parking. Supporting documentation may include, but is not limited to, such items as use-specific parking needs, pedestrian and bicycle use statistics, hours of operation, number of employees, off-site employee parking, alternating hourly or seasonal use parking, loading and unloading spaces, availability of general use parking areas, and mass transportation availability.
- (g) *Off-street loading and unloading.* Commercial uses shall be exempt from the requirements for off-street loading and unloading set forth in section 17-125 of this chapter, but shall meet the following requirements:
  - (1) Each off-street loading space shall have a minimum area of six-hundred (600) square feet, generally twelve (12) feet by fifty (50) feet, independent of fire lanes, public or employee parking, public or private travel-ways, and public or private streets. Such space shall be located so as not to hinder the free movement of pedestrians or vehicles over a sidewalk, walking or bicycle path, or street.
  - (2) Each required loading space shall have safe and convenient access to a road, street, or driveway that offers satisfactory ingress and egress for trucks.
- (h) *Signs.* Signage shall be intended to provide information, direction, and identification, adequately but not excessively, for the convenience and safety of the public. Signs shall be limited in size, color, and lighting to protect property values and the character of the PRRR and the neighboring community. Signs shall be integrated with the architecture and landscaping of the development, and shall not be dominant features. Signs advertising business uses must avoid excessive competition among sign displays in a demand for public attention.
  - (1) Signs shall conform to the regulations set forth in Article VII, Division 5, of this chapter and to the following additional regulations. In cases where the regulations of Article VII, Division 5, signs, and the regulations of this district address the same issues, the following requirements shall be considered controlling for development in the PRRR district.
  - (2) Limitations for signs. The following shall be prohibited:
    - a. Signs having flashing, intermittent, or animated illumination;
    - b. Roof signs;
    - c. Attached signs, or projecting signs which exceed the height of the lowest portion of the roof of the structure to which the sign is attached;

- d. Internally illuminated signs or canopies;
  - e. Signs painted, as opposed to attached, upon the exterior surface of any structure;
  - f. Signs, other than for residential building identification or address, attached to the exterior surface of any dwelling unit;
  - g. Signs which obstruct or impede the free flow of pedestrian or vehicular traffic;
  - h. Signs, which by reason of location, size, lighting, or design, obstruct or interfere with the safe vision or sight distance of traffic;
  - i. Signs painted upon or attached to a vehicle;
  - j. Strings of lights or lights outlining structures, or portions of structures, sales areas, or property lines, other than decorations for recognized, annual holidays.
- (3) One freestanding sign displaying the name and/or logo of the development, or section thereof shall be permitted at each public entrance to the PRRR. This sign also may contain the name and/or logo of each of the businesses, services, or attractions located therein. The free-standing sign shall be subject to the following:
- a. Maximum height, measured from the ground to the highest point of the sign structure, twelve (12) feet;
  - b. Maximum sign area for each side of a double-faced sign shall not exceed sixty-four (64) square feet.
- (4) Nonresidential uses shall be limited to only one of the following:
- a. Wall-mounted sign, subject to the following: Maximum sign area shall be limited to one (1) square foot for each linear foot of the front facade of the building or that portion of the building occupied by the subject use, not to exceed thirty-two (32) square feet.
  - b. Projecting sign subject to the following:
    - 1. Maximum sign area shall not exceed six (6) square feet per side;
    - 2. Maximum height of the projecting sign shall be twelve (12) feet;
    - 3. Minimum ground clearance of the projecting sign shall be nine (9) feet;
    - 4. The projecting sign shall not project more than six (6) feet from the face of the building or not more than the width of the pedestrian walkway serving the building, whichever is lesser.
    - 5. Projecting signs shall not extend above vehicular travelways.
  - c. Awning, canopy, or marquee sign subject to the following: Maximum sign area shall not exceed a total of eight (8) square feet;
  - d. Painted window sign subject to the following: Maximum sign area shall not exceed eight (8) square feet;

- (5) Residential signs shall include building identification and/or addresses only, not to exceed six (6) square feet in area.
- (6) Free-standing signs for informational purposes, such as traffic flow, fire lanes, parking or directions, shall be permitted along pedestrian walkways, vehicular routes, in parking areas, or other locations necessary for public safety or convenience, limited to a maximum size of eight (8) square feet in area.
- (7) Special provisions for motor vehicle service and/or filling stations, with or without a combined convenience store and/or restaurant(s). In addition to the other requirements for development in the PRRR district, fuel stations shall be subject to the following regulations:
  - a. One freestanding sign, indicating the brand of fuel being offered and the price of the fuel in dollars per gallon is permitted, subject to:
    - 1. Maximum area for the brand name portion of the sign shall be twenty-five (25) square feet;
    - 2. Maximum area for the fuel price portion shall be twenty (20) square feet;
    - 3. Maximum height of the freestanding sign shall be fifteen (15) feet from the ground to the highest part of the sign structure;
    - 4. The sign may be illuminated, however no internal illumination, neon, or flashing lights shall be permitted.
  - b. A canopy may be used for signage as follows:
    - 1. The sign, including, but not limited to fuel brand name and/or stripes and logos, shall not exceed a height of two (2) feet and a length of twelve (12) feet or 25 percent of the area of the vertical side of the canopy on which the sign is attached, whichever is less. A sign shall be displayed on no more than two vertical sides of the canopy;
    - 2. The canopy sign shall not extend above or below the vertical sides of the canopy;
    - 3. The canopy sign may be illuminated, however no internal illumination, neon, or flashing lights shall be permitted;
  - c. One pump island sign is permitted for each pump island, subject to the following regulations:
    - 1. The pump island sign shall not extend beyond the limits of the pump island and shall provide no hazard to the safety of the motorist or attendant using the pumps;
    - 2. Maximum size of each pump island sign shall be three (3) square feet;
  - d. For any building constructed as an integral part of the fuel station, whether or not it contains a general store or a convenience store, one (1) wall mounted sign shall be permitted on each side of the building facing a canopy or cluster of pumps, subject to:
    - 1. The maximum size of the sign shall be twenty (20) square feet;

2. The sign(s) may be illuminated, however no internal illumination, neon, or flashing lights shall be permitted.

- (i) *Outdoor lighting.* Within the PRRR district all outdoor lighting, including the placement, orientation, distribution patterns, and fixture types of outdoor lights, shall be installed to protect the district and the adjoining properties from light trespass and light pollution to the fullest extent possible. Outdoor lighting shall be subject to the following regulations:
  - (1) No lighting shall be allowed to produce illumination or glare on public or private streets or roads detrimental to the safety and convenience of the public;
  - (2) Lighting shall protect the privacy of the residents of the PRRR and adjoining residents by the use of shielded fixtures and the establishment of structural or vegetative screening;
  - (3) All outdoor lighting, including display lighting, shall be turned off after the close of business hours, except that needed for safety and security, in which case lighting shall be reduced to the minimum level necessary;
  - (4) Display lighting shall be fully shielded to avoid illumination other than that of the sign or other object of the light;
  - (5) All outdoor lighting, including that for recreational facilities, shall be recessed or shielded so that all light emitted is projected below a plane running from the bottom of the light fixture to the property line of the PRRR;
  - (6) Canopy lighting shall be recessed and/or shielded so that all light emitted is projected directly beneath the canopy and not beyond it. All parts of the light fixtures must be recessed into the horizontal ceiling of the canopy, and the vertical edges of the canopy shall be lower than the horizontal ceiling in which the lighting is affixed.
  - (7) No neon or flashing lighting shall be permitted;
  - (8) Temporary emergency lighting is exempted from the requirements of this section.
- (j) *Landscaping.* Landscaping shall be an important and integral aspect of the PRRR project. In accordance with the intent and purpose of the district, landscaping is one of the major elements that distinguishes the PRRR from conventional commercial development by creating a visually pleasing project appearance, buffering or screening the perimeter and road frontage of the development, separating various elements of the project, screening service areas, and dividing parking areas to avoid large unbroken expanses of pavement. Additionally, landscaping provides a variety of environmental benefits by improving air and water quality, reducing detrimental heat island effect, mitigating soil erosion, and conserving energy costs at nearby buildings. In addition to the regulations cited elsewhere herein, the following guidelines shall apply to landscape design:
  - (1) Landscaping may include such elements as grass areas, shrubs, flowers, and trees. Walls, fences, benches, tables, playgrounds, courtyards, and plazas may be incorporated into a landscaped area.

- (2) A plan shall be devised which ensures that at a maturity of 20 years, there will be a tree canopy equal to 10 percent of the total site area. Street trees and parking lot trees may contribute to the minimum canopy requirements.
- a. Credit will be granted toward the ten percent site coverage requirement for existing trees if such trees are indicated on the PRRR master plan and if an approved tree preservation plan is included with the PRRR master plan. Trees may be indicated on the site plan individually or in clusters. The PRRR master plan shall include the botanical name and approximate canopy and size of trees to be preserved.
  - b. Where development is proposed on sites which consist of farm land, pasture land or other area devoid of woody material, or for the preservation of wetlands, the board of supervisors may approve a modification which results in the reduction of the required tree cover. Such a modification shall not reduce trees as may be required for parking areas, buffers or screening or street trees.
- (3) In order to protect the integrity and property values of adjoining and adjacent properties and create harmonious neighborhoods, transitional screening shall be designed to provide an effective year-round visual screen between the proposed development and adjoining noncommercial properties. When required, screening shall consist of a planting strip, existing vegetation, a slightly opaque wall or fence, or combination thereof. Where only vegetative screening is provided, such screening strip shall not be less than twenty (20) feet in depth. Vegetative screening shall consist of a double staggered row of evergreen trees planted fifteen (15) feet on center, or a double staggered row of large-growing evergreen shrubs planted ten (10) feet on center. Alternate methods of vegetative screening may be approved. Where a fence or wall is provided, it shall be a minimum of six (6) feet in height and plantings may be required at intervals along such fence or wall.
- (4) The impact of large parking areas will be reduced by the use of landscaping to provide visual barriers within and around pavement areas and by providing shade trees within the parking areas;
- a. All parking lots shall contain interior and perimeter planting areas, which include not less than one (1) shade tree, at least two (2) inches in caliper and having a clear trunk height of at least five (5) feet, for every eight (8) spaces of impervious parking surface.
  - b. A continuous landscape median of at least ten (10) feet in width shall be provided between every four (4) rows of parking.
  - c. Planting islands, a minimum of nine (9) feet wide, shall be provided between every fifteen (15) to twenty (20) spaces. Each of these planting islands shall have at least one (1) shade tree, at least two (2) inches in caliper, having a clear trunk height of at least five (5) feet.
  - d. Any parking area of greater than fifty (50) feet in depth shall be screened from public right of way or perimeter property line by low profile shrubs or an earthen berm. However, landscaping shall be separated from the curb, entrances or intersections sufficiently so as to avoid a visual obstruction.

- (5) Separate, by the use of buffering and screening, unlike uses within the project.
- (6) At the site of fuel stations, provide landscaping in all areas not paved or built upon. With the exception of paved vehicular entrances and exits, the perimeter of any fuel station site shall be landscaped and screened from adjoining unlike uses.
- (7) Every effort will be made to protect and preserve existing vegetation, particularly mature trees, by carefully planning the site arrangement and grading to incorporate existing natural features into the project development, to the fullest extent possible.

In lieu of planting new landscape materials, existing trees and vegetation may satisfy landscaping and screening requirements. The required landscape plan shall indicate the trees to be saved; limits of clearing; location and type of protective fencing; and grade changes requiring tree wells or walls and trenching.

- (8) One (1) shade tree, at least two (2) inches in caliper, having a clear trunk height of at least five (5) feet, shall be planted per fifty (50) feet linear (though not necessarily centered on fifty (50) feet) of each side of any street.
- (9) A landscape plan will be required as part of the master plan document. The landscape and screening plan shall show the following:
  - a. Brief descriptions of the surrounding area and the previous or current use of the site.
  - b. The location, sizes, and types of all proposed plant materials and screening measures.
  - c. Existing trees with a caliper of six (6) inches or greater, or wooded areas considered for preservation must be identified.
  - d. Natural features which distinguish the site, such as prominent ridge lines, rock outcroppings, or water features:
- (10) Maintenance.
  - a. The owner shall be responsible for the continued maintenance of the landscape materials, walls and fences.
  - b. The owner may remove and replace damaged, unhealthy, or dead materials so long as replacement materials meet the standard of the Code in effect at the time of replacement.
  - c. A failure to maintain landscape areas is considered a violation of the zoning ordinance.

(k) *Topographically unsuitable land.* Land within any one hundred-year floodplain or other land subject to flooding and land deemed topographically unsuitable shall not be platted for any use which may increase the danger to health, life, or property, or which may aggravate erosion or flood hazard. Such land within the project area shall be used as open space or other uses which would not be endangered by inundation or not produce conditions contrary to public welfare;

(l) *Utilities.* Water and sewer systems shall be designed and constructed to the standards and specifications of the appropriate local and/or state department or

agencies. Other utilities shall be designed and constructed according to the requirements of the respective departments, agencies, or companies. With the exception of telecommunication facilities and existing overhead transmission lines, underground installation of utilities is required wherever possible, subject to the standards and regulations of the controlling utility company or agency;

- (m) *Natural amenities.* The developer shall make every reasonable effort to protect and preserve the natural amenities of the site, such as tree cover, waterways, etc.

**Sec. 17-276.7. PRRR design standards and guidelines.**

The PRRR district is intended to enhance the county's economic viability by permitting a mix of commercial and recreational development strategically designed such that public access, lighting, business-related deliveries, and other aspects of commercial and recreational development will have limited impact on surrounding areas. This is accomplished primarily through the placement and design of buildings, streets and other elements, the generous use of landscaping, and the control of potentially detrimental influences of light, glare, noise and elements which reduce the appeal of an area. These design guidelines are meant to ensure that new development respects the character of existing development, preserves neighborhood integrity and property values, and promotes healthy economic development of the county.

Design guidelines are not intended to enforce a singular architectural style or standard but rather to ensure that development is of high quality and follows commonly accepted principles of urban design. Development may draw from the traditions of the historic development of the County's towns and villages typified by a high density of mixed uses, a pedestrian scale, and recognizable themes and patterns that evolve over time. Alternately, development may follow a more modern campus style where building clusters are organized according to landscape forms, and the liberal use of landscaping and open space highlight architectural form. In any case, the PRRR is meant to discourage the too often nondescript, garish, and automobile-dominated development patterns of modern amusement parks, recreational vehicle parks, commercial strips, and regional shopping centers.

- (a) Surrounding development and landscapes should be evaluated as to the significance and integrity of a neighborhood's architecture, development patterns, and general character. Where appropriate, new development should be compatible in scale, mass, and form with adjacent structures and the pattern of the surrounding area.
- (b) Pedestrian plazas, seating areas with benches, pocket parks, playgrounds, and defined pathways should be integrated with building clusters. Such features, even when nonporous surfaces are utilized, shall be credited toward the district's twenty five (25) percent open space requirement.
- (c) Connecting internal pedestrian walkways, no less than five (5) feet in width, shall be provided throughout the site and connected to existing public sidewalks or rights of way to principle entrances and to adjacent residential neighborhoods.
- (d) Walkways should be defined by landscape features and/or appropriate surface treatment. If located in or adjacent to parking areas, walkway landscaping shall be credited to parking lot landscape requirements. Landscaping should be planned and maintained so as to allow good, natural surveillance.
- (e) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete, or other architectural treatments.

- (f) Buildings should be oriented to fronting streets, with parking distributed around the sides and/or rear of the building in order to reduce expansive parking areas at street view. No more than fifty (50) percent of the parking for any building or group of buildings shall be located between the front building facade and its primary abutting street.
- (g) Streets and pedestrian ways should connect to surrounding development.
- (h) Surrounding buildings should be evaluated as to the value and integrity of their architecture and general development character. Where appropriate, new buildings should be compatible in scale, mass, and form with adjacent structures and the pattern of the surrounding area. Compatibility is not construed to imply that new development conforms strictly to existing development but rather that new development is similar to existing development in scale and massing, that materials and colors complement the existing development, and that adequate transition buffers are provided between new commercial development and noncommercial development or zones.
- (i) While no one architectural style is recommended, styles within the PRRR should be complementary and compatible. Standardized franchise or corporate styles are discouraged.
- (j) Masonry materials and natural materials will generally be most appropriate for new commercial development. The use of unadorned concrete or cinderblock, and corrugated steel, metal, and reflective glass is discouraged.
- (k) The apparent mass of large buildings should be reduced through the appropriate use of variety in color, texture, and architectural features. Building massing refers to the overall footprint, height, and bulk of a structure.
- (l) Outdoor storage areas, mechanical equipment, utility vaults, and trash receptacles must not be visible from adjacent streets, pedestrian ways, and neighboring properties. Such features should be screened by landscaping or screening which is architecturally integrated with adjacent buildings.
- (m) Long or continuous wall planes should be avoided. Building facades visible from any public or private street and greater than one hundred fifty (150) feet in length, measured horizontally, should be broken into smaller planes of thirty (30) to fifty (50) feet in width by incorporating wall plane projections or recesses, arcades, display windows, entry areas, awnings, and other similar features adding visual interest.
- (n) Buildings in the PRRR should adhere to a pedestrian scale by segmenting building facades into vertical elements, which respect a human scale. This may be accomplished by incorporating street level doors and entrances, shopping gallery windows, awnings, and other such features.
- (o) Variations in roof lines should be accomplished through the use of overhanging eaves, parapets, pop outs, entrance features, or height variations.
- (p) Flat roofs and all roof top equipment shall be concealed from typical street level view by use of parapets, cupolas, dormers, or other similar means.
- (q) Large structures should be designed to reduce their perceived height and bulk by dividing the building mass into smaller scale components.

**Sec. 17-276.8. Master plan and application.**

- (a) *Pre-application conference.* The applicant is required to confer with the county department of community development prior to submission of a master plan.
- (b) *Application requirements.* The application for rezoning, together with seventeen (17) copies of a master plan prepared by a duly licensed professional surveyor, engineer, or architect, as defined in and limited to § 54.1-400 in the Code of Virginia, shall be filed with the department of community development.
- (c) Such application shall include the following information as a minimum:
  - (1) Master plan, drawn to scale, to include the following existing and proposed features:
    - a. Property lines of the project area;
    - b. Contour lines at ten-foot intervals;
    - c. Land use of the project and adjoining lands;
    - d. Size and scope of all proposed land uses and structures;
    - e. On-street and off-street parking areas, designated fire access lanes, vehicular circulation routes, designation of streets as public or private, including all rights-of-way and connections to existing public streets or roads;
    - f. Bicycle and pedestrian circulation system, such as sidewalks and paved or graveled trails;
    - g. Location of all service, maintenance, and delivery areas, including routing;
    - h. Location of all permanent open space, buffers, and screening, specifying areas to remain in an approved natural state or to be landscaped;
      - 1. Location of open space for the exclusive use of PRRR residents, including the areas to be used for picnic facilities, seating, playground equipment, etc.;
      - 2. Location, size, and method of screening of all buffers along adjoining properties and between use areas within the PRRR;
      - 3. Location of all open areas along adjoining and internal roads and streets and around parking space, specifying areas to be landscaped or to remain in a natural state.
    - i. Quantitative data including total acreage, open space acreage, and the total acreage planned for each land use;
    - j. Street rights-of-way;
    - k. Location of all free-standing signs, excluding street name signs;
    - l. Streams, waterways, and bodies of water;
    - m. Floodway and one hundred-year flood plain;
    - n. Unique natural features such as springs, caves, etc;
    - o. Significant geologic data;

- p. General sewer, water supply, fire hydrants, and drainage plans;
  - q. Any other information reasonably deemed necessary by the department of community development.
- (2) A location map showing the relationship of the project area to the portion of the county in which it is located;
- (3) Supporting documentation to include the following:
- a. A legal description of the project boundaries or certified surveyors plats depicting the parcel(s) of the project area;
  - b. A statement of existing property owners, and, if appropriate, a copy of a contract to purchase and/or documentation of the establishment of unified control;
  - c. Names and addresses of all adjacent property owners, including those across a street or road, for the purpose of public hearing notice;
- (4) A narrative statement, to include the following:
- a. A statement of project development objectives and character to be achieved;
  - b. An approximate development schedule including proposed dates for the beginning and completion of construction and a phasing plan, if appropriate;
  - c. A statement of intention regarding future selling or leasing of land areas, structures, etc.;
  - d. Building types including architectural style, height, and floor area; number of floors, approximate building height and approximate first floor area;
  - e. Provisions which will govern the use, maintenance and protection of the property, including, but not limited to private streets, sidewalks, bicycle and pedestrian paths, parking areas, signs, utilities, storm drainage facilities, open space, screening, buffers, landscaping, and lighting.

**Sec. 17-276.9. Master plan review.**

In addition to any other requirements set forth in this article, the submittal of a request to rezone and to review a master plan shall follow the procedure described in article VIII, § 17-209. If the board of supervisors approves the rezoning request, a copy of the master plan shall remain on file in the department of community development.

**Sec. 17-276.10. Final plan submission and review.**

- (a) *Final plan application.* Following the approval of the master plan, the applicant shall furnish to the department of community development nine (9) copies of a final plan of all or any part of the project shown on the master plan.
- (b) *Final plan requirements.* The final plan shall be prepared and certified by a duly licensed professional surveyor, engineer, or architect, as defined in and limited to §54.1-400 in the Code of Virginia. The following information, in accordance with the master plan and narrative statement, shall be shown on the final plan:
  - (1) Property lines and subdivision lot lines, if any, showing metes and bounds;

- (2) Proposed use(s) of the property;
- (3) Structures, showing:
  - a. Location, dimensions, and height;
  - b. Square footage and use of each floor;
  - c. Architectural style;
- (4) Location and type of outdoor recreational facilities or other use(s) not contained within a building;
- (5) Public or community amenities within the area;
- (6) Natural features, such as tree cover, streams, waterways, springs, caves, and significant geologic features;
- (7) Location of the floodway and one hundred-year flood plain;
- (8) Location of all permanent open space, buffers, and screening, specifying which areas are to be left in a natural state or to be landscaped;
- (9) Location of and specific use(s) of open space, showing the amenities within, such as picnic areas, seating, or playground equipment;
- (10) Location, size, and type of all buffers along adjoining properties and between use areas within the PRRR;
- (11) Type of landscaping, or description of the approved natural state to be preserved, along adjoining or internal roads or streets, around or within parking areas, and in all open space within the limits of the final plan;
- (12) Location of all streets and roads, fire lanes, connections to existing public or private streets or roads, and street names;
- (13) Pedestrian and bicycle circulation routes;
- (14) On-street and off-street parking areas showing individual parking spaces to be provided. Parking space requirements for the PRRR district are not subject to the general parking and loading requirements stated elsewhere in this ordinance, but a plan for parking shall be provided on or with the final plan verifying adequate parking with calculations and/or supporting documentation. Supporting documentation may include, but is not limited to, such items as use-specific needs, pedestrian and bicycle use statistics, hours of operation, number of employees, off-site employee parking, alternating hourly or seasonal use parking, availability of general use parking areas, and mass transportation available;
- (15) Location of all free-standing signs, excluding traffic control, parking, or directional signs;
- (16) Connections to approved water and sewer systems, the location of water and sewer distribution and collection lines, and the location of fire hydrants;
- (17) Rights-of-ways and easements. Rights-of-way and easements shall be provided through the project area for water, sewer, gas, power, telephone, and other utilities, as required by the respective utility departments, agencies, or companies;
- (18) Erosion and sedimentation control measures;

- (19) Stormwater management plan.
- (c) *Compliance with master plan.* The final plan shall be in substantial conformance with the master plan but may vary from it to any degree the planning commission believes does not vary the basic concept or character of the development. Any final plan considered by the planning commission to depict a change in the basic concept or character of the development, as shown on the master plan, shall require an amendment to the master plan. The process for an amendment to the master plan is the same as the process for rezoning.
- (d) *Submittal of copy of recorded final plan.* Applicant shall submit a copy of the recorded final plan or plat to the department of community development where it shall be kept on file.
- (e) *Final plan consideration.* Within sixty (60) days after receipt of a final plan application, the planning commission shall review the final plan and the staff recommendation and shall approve or deny the final plan. No public hearing is required for final plan consideration. When the planning commission has approved the final plan, the zoning administrator shall mark the final plan as approved for recordation. The final plan shall be recorded with the clerk of the circuit court of the county within twelve (12) months after planning commission approval. Failure to record an approved final plan within this specified time shall make the final plan null and void.
- (f) *Issuance of building permits.* No building permits shall be issued within the project area until a final plan and/or a final plat, if required, has been approved by the county and recorded under the procedures cited in § 17-36.6(e) and chapter 16, subdivision of land, of the County Code, as applicable.
- (g) *Subdivision requirements.* Should there be subdivision lot lines shown on the approved final plan, in addition to recordation of the final plan, platting shall comply with the requirements for preliminary and final plats in chapter 16 of the County Code.
- (h) *Bonding required.* Should there be no subdivision lot lines shown on the approved final plan, the developer or owner of the project shall furnish an acceptable performance bond for the purpose of securing all improvements proposed on the final plan prior to the issuance of any building permits. Should there be subdivision lines shown on the approved final plan the developer or owner of the project shall furnish an acceptable performance bond for the purpose of securing all improvements proposed on the final plan prior to the approval of the final subdivision plat. Bonding shall be in accordance with the county bonding policy.

**Sec. 17-276.11. Project development.**

- (a) *Required improvements.* All improvements shown on the final plan shall be installed by the developer at no cost to the county. In cases where specifications have been established by state or local agencies, the provisions of this chapter or other ordinances of the county, such specifications shall be followed. The developer's performance bond shall not be released until construction has been inspected and approved by the appropriate official(s). The county may retain a portion of the bond until such time as the street is taken into the VDOT system.

- (b) *Changes in final development.* No changes may be made in the approved final plan during construction of the planned development except upon application to the County under the following procedure:
- (1) Minor changes in the location, setting, dimensions, or character of buildings, structures, fire lanes, and fire hydrants may be authorized by the planning commission if required by engineering or other circumstances not foreseen at the time of final plan approval.
  - (2) All other changes in the use, rearrangement of lots, building tracts, streets, fire lanes, fire hydrants, parking, open space, and all other changes in the approved final plan by the developer, owner, or agent shall require an amendment to the master plan pursuant to the procedure outlined in section 17-276.8. Amendments may be made to the final plans when they are shown to be required by changes in conditions that have occurred since the final plan was approved, or by changes in the development policy of the community, with the approval of the planning commission.
- (c) *Failure to begin development.* If no construction has begun, or no use established in the planned commercial development within one (1) year from the approval of the final plan, the final plan shall lapse and be of no further effect. In its discretion and for good cause, the planning commission may, upon receipt of written application, extend for one (1) year the period for beginning construction or the establishment of a use. If a final plan lapses under the provisions of this section, the zoning administrator shall file with the clerk of the circuit court of the county a notice of revocation with the final plan or the subdivision plat, or both.

**Sec. 17-276.12. Adding additional acreage or uses.**

- (a) Additional land may be added to an existing planned commercial development if it is adjoining, forms a logical addition to the existing development, and is under the same ownership or unified control. For the purpose of this subsection, a public road does not prevent lands being considered as adjoining.
- (b) The application procedure for an adding additional acreage shall be the same as if an original application were filed. All of the requirements of this chapter shall apply.
- (c) The addition of a permitted use which is not shown on the approved master plan shall require an amendment to the master plan. The procedure to amend the master plan shall be the same as if an original application were filed. All of the requirements of this chapter shall apply.

## **Zoning Ordinances from other Virginia Localities**

### **Albemarle County, Virginia**

In discussion on 12 June 2007, William D. Fritz, AICP, Chief of Zoning for Albemarle County a recreational vehicle park or campground would be treated by the county as a “boarding camp” using the zoning ordinance sections below.

### **Zoning Ordinance**

*Camp, Boarding:* As for day camp except that uses and structures for the lodging of guests shall be permitted in locations appropriate for extensive outdoor recreation.

*Camp, Day:* A lot, tract or parcel of land operated as either a commercial or noncommercial enterprise in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports and activities incidental and relating to the foregoing, but not including miniature golf grounds, golf driving ranges, mechanical amusement device, or permanent structures for housing of guests.

*Travel Trailer:* A vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "Travel Trailer" thereon; and when factory equipped for the road, being of any length provided its gross weight does not exceed four thousand five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-nine (29) feet. For the purpose of this ordinance, a travel trailer shall not be deemed a mobile home.

### **5.1 SUPPLEMENTARY REGULATIONS**

The following supplementary regulations apply to referenced uses in all districts whether or not such uses are permitted by right or by special use permit. These supplementary regulations are in addition to all other requirements of this chapter, the Code, and all other applicable laws. Any requirement of section 5.0 may be modified or waived in an individual case, as provided herein:

#### **5.1.05 DAY CAMP, BOARDING CAMP**

- a. Provisions for outdoor cooking, campfires, cooking pits, etc., shall be subject to Albemarle County fire official approval whether or not a site development plan is required;
- b. All such uses shall conform to the requirements of the Virginia Department of Health Bureau of Tourist Establishment Sanitation and other applicable requirements.

### **SECTION 10**

#### **RURAL AREAS DISTRICT, RA**

#### **10.2 PERMITTED USES**

##### **10.2.2 BY SPECIAL USE PERMIT**

The following uses shall be permitted only by special use permit approved by the board of supervisors pursuant to section 31.2.4: (Added 10-9-02)

20. Day camp, boarding camp (reference 5.1.05).

## **Augusta County, Virginia**

Augusta County permits campgrounds and recreational vehicle parks as a special use in its general agricultural zoning and general business districts. Special use permit applications are approved by the board of zoning appeals in Augusta. In addition to the conditions imposed on all special use permit applicants, Augusta places additional restrictions on permits for “campgrounds” and “overnight recreational vehicle parks” as members of a group of uses called “recreational attractions and public amusement businesses.”

The parking requirements of the Augusta ordinance also reference campgrounds and recreational vehicle parks, requiring two off-street parking spaces per campsite.

The following excerpts from the Augusta County Zoning Ordinance include all its references to recreational vehicles and campgrounds.

### **§ 25-4. Definitions.**

**Campground.** A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.

**Campsite.** Any plot of ground within a campground intended for exclusive occupancy by a camping unit or units under the control of a camper.

**Manufactured home.** Means a structure constructed to federal standards, transportable in one or more sections, which, in the traveling mode, is 8 feet or more in width and is 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

**Manufactured home park.** Any lot projected to accommodate or upon which are located three (3) or more manufactured or mobile homes other than homes for sale by a bona fide licensed dealer, unless the lot is zoned General Agriculture and contains at least twenty (20) acres in area per dwelling. (Ord. 7/24/96)

**Mobile home.** A detached unit that was manufactured under the Industrialized Building Unit and Manufactured Home Safety Laws, prior to the passage of the National Manufactured Home Construction and Safety Standards Act in 1976, designed for transportation, after fabrication, on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it may be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like. A travel trailer, camper, camping trailer, truck camper, van conversion camper, motor homes or similar portable vehicles are not to be considered as a mobile home, but must meet the same rules and regulations as a mobile home if they are occupied on the same property more than twenty-one (21) days within any two-month period or more than forty-five (45) days within any twelve-month period.

**Recreational vehicle.** A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a 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. Any trailer occupied on the same property more than twenty-one (21) days within any two-month period or more than forty-five (45) days within any twelve-month period shall not be deemed a recreational vehicle.

Recreational vehicle park. A lot or parcel of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational.

Article III. [Off-Street Parking](#)

**§ 25-35. Number of spaces required.**

A. The number of off-street parking spaces required shall be as follows:

USE	NUMBER OF SPACES REQUIRED
Campgrounds and recreational vehicle parks	One per space.

Article VII. General Agriculture (GA) Districts.

**§ 25-71. Purposes.**

A. The "General Agriculture District" is intended to allow an area to be devoted to agricultural use; to conserve, protect, and encourage the development, improvement and preservation of agricultural land for the production of food and other agricultural products; to retain major areas of natural ground cover for conservation purposes; and to retain public forests and preserves.

B. The principal purposes of this district may be accomplished by maintaining the existing agricultural lands and preventing the encroachment of incompatible land uses; while allowing development to occur at a reasonable density.

C. Non-farm residents should recognize that in this district they are located in an agricultural environment where "the right to farm" has been established as public policy.

D. This district is also intended to minimize the demand for unanticipated public improvements and services, such as public sewer and water, by reducing development densities and discouraging large scale development.

**§ 25-74. Uses permitted by Special Use Permit.**

The uses listed in this section shall be permitted within General Agriculture Districts only upon the issuance of a **Special Use Permit by the Board of Zoning Appeals pursuant to the provisions of article LVIII of division I of this chapter.**

A. General standards applicable to all Special Use Permits. No Special Use Permit shall be issued except upon a finding that in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. *Conformity with comprehensive plan and policies.* The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. *Impact on neighborhood.* The proposal as submitted or as modified shall not have undue adverse impact on the rural environment of the surrounding neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes and vibration, with due regard for timing of operation, screening or other matters which might be regulated to mitigate adverse impact.

NOTE: For restrictive conditions applicable to all Special Use Permits, see § 25-584 of division I of this chapter.

K. Recreational attractions and public amusement businesses.

Recreational attractions and public amusement businesses, including, but not necessarily limited to: drive-in theaters and outdoor amphitheaters, **campgrounds, overnight recreational vehicle parks**, shooting preserves and raceways and dragstrips, may be permitted by Special Use Permit provided:

1. Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.
2. There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.
3. There will be full compliance with Health Department regulations with respect to food and water service.
4. There is an adequate plan for providing emergency medical services for persons in attendance.
5. There is an adequate plan for parking and crowd and traffic control in and around the site.
6. There is an adequate plan for protection from fire and other hazards.
7. There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site.
8. The hours of operation will be consistent with the nature of other property uses in the vicinity.
9. There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.

Article XXX. General Business (GB) Districts.

§ 25-301. Purposes.

- A. The "General Business District," is intended to provide locations for a variety of commercial and service related activities in concentrated locations where they will be convenient to residential areas without interfering with those areas.
- B. This district is aimed at focusing commercial activities and thereby preventing scattered or strip development incompatible with adjoining existing uses.

§ 25-304. Uses permitted by Special Use Permit.

The uses listed in this section shall be permitted within General Business Districts only upon the issuance of a Special Use Permit by the Board of Zoning Appeals pursuant to the provisions of article LVIII of division I of this chapter.

A. General standards applicable to all Special Use Permits. No Special Use Permit shall be issued except upon a finding that in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. *Conformity with comprehensive plan and policies.* The proposal as submitted or as modified shall conform to the Comprehensive Plan of the county or to specific elements

of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. *Impact on neighborhood.* The proposal as submitted or as modified shall not have undue adverse impact on the rural environment of the surrounding neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes and vibration, with due regard for timing of operation, screening or other matters which might be regulated to mitigate adverse impact.

NOTE: For restrictive conditions applicable to all Special Use Permits, see § 25-584 of division I of this chapter.

#### D. Recreational attractions and public amusement businesses.

Recreational attractions and public amusement businesses, including, but not necessarily limited to: theme parks, overnight recreational vehicle parks, outdoor drive-in theaters, raceways and drag strips, exposition halls, athletic fields, stadiums, arenas, fairgrounds and museums, and active and passive recreation where outdoor lighting is utilized, may be permitted by Special Use Permit provided:

1. Anticipated attendance will not create traffic or crowd control problems at or near the site beyond practical solution.
2. There is an adequate plan for sanitation facilities and garbage, trash and sewage disposal to accommodate persons in attendance.
3. There will be full compliance with Health Department regulations with respect to food and water service.
4. There is an adequate plan for providing emergency medical services for persons in attendance.
5. There is an adequate plan for parking and crowd and traffic control in and around the site.
6. There is an adequate plan for protection from fire and other hazards.
7. There is an adequate plan for outdoor lighting showing the location of lights and shielding devices or other equipment to prevent unreasonable glow beyond the site. Any such outdoor lighting shall otherwise comply with the provisions of article VI of division I of this chapter. (Ord. 3/23/05, eff. 11:59 p.m. 6/30/05)
8. The hours of operation will be consistent with the nature of other property uses in the vicinity.
9. There is an adequate plan to ensure that structures, grandstands, tents and amusement devices are constructed and maintained in a manner consistent with appropriate protection of public safety.

## **Bedford and Roanoke Counties, Virginia**

The Bedford and Roanoke county ordinances treat “campgrounds” identically. Both permit “campgrounds” as a by-right use in its commercial zoning districts with special regulations. Both also regulate on-street parking of recreational vehicles in residential districts in the parking section of their ordinance.

### **Zoning Ordinance**

#### Article II - Sec. 30-28 Definitions

**CAMPGROUNDS** - Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents.

**CAMPSITE** - A designated plot of ground within a campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage.

**RECREATIONAL VEHICLE** - A vehicle which can be towed, hauled or driven, designed and used as temporary living accommodations for recreational, camping or travel uses only. Recreational vehicles shall include travel trailers, pick-up campers, motor homes, tent trailers, or similar devices used for temporary mobile housing and shall also include boats. The term Recreational Vehicle does not include mobile or manufactured homes.

**RECREATIONAL VEHICLE PARKS** - Facilities for recreational vehicles, pick-up coaches, motor homes, camping trailers, other vehicular accommodations, and tents suitable for temporary habitation and used for travel, vacation and recreation purposes.

**RECREATIONAL VEHICLE SALES AND SERVICE** - Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

#### Sec. 30-48-3 Site Development Regulations

(A) All uses permitted by right or permitted with a special use permit in the underlying zoning district shall conform to the site development regulations for that district, in addition to any additional standards required by this ordinance.

### **ARTICLE IV - USE AND DESIGN STANDARDS**

#### **SEC. 30-80 USE AND DESIGN STANDARDS**

(A) The standards contained in the district regulations in Article III shall apply to all of the following use types, unless specifically modified and/or superseded by the use and design standards below.

(B) The standards listed as general standards shall apply in all districts in which the use type is permitted by right or permitted subject to approval of a special use permit, as indicated in Article III, District Regulations.

(C) Where a specific zoning district is indicated, the standards listed below shall apply to that zoning district, in addition to any general standards listed for that use.

#### **SEC. 30-85 COMMERCIAL USES**

##### Sec. 30-85-10 Campground

(A) General standards:

1. The minimum area for a campground shall be 10 contiguous acres.
2. Each campsite shall be set back a minimum distance of 50 feet from the perimeter property line of the campground.

3. The maximum density shall be 14 sites per gross acre. Each campsite designed for recreational vehicles shall have a minimum space of 2,000 square feet with a minimum width of 30 feet. Areas devoted solely for tent camping shall provide at least 400 square feet per campsite.
4. Vacation cottages may be constructed within a campground provided that a minimum land area of 4,000 square feet is designated solely for the first dwelling unit in a cottage, with an additional 2,000 square feet of land area provided for each additional dwelling unit within the cottage. The maximum floor area of a cottage shall be 30 percent of the site.
5. The primary access road shall be paved in accordance with the latest editions of the Virginia Department of Transportation's Subdivision Street Requirements Manual. Such paving shall extend from the public street right-of-way to the entrance station. Interior roads and access to individual sites shall consist at a minimum of an all weather gravel surface. All interior roads shall be 18 feet minimum width for two-way travel or 10 feet minimum width for one-way travel. No campsite shall have direct access to a public street.
6. One manufactured home, or single-family residence, established pursuant to this ordinance, may be located in a campground as a caretaker's residence.
7. The following uses and activities shall be prohibited at a campground:
  - a. The sale, storage, use, or occupancy of any manufactured home, except as provided above.
  - b. The sale of recreational vehicles and the storage of unoccupied units not in a condition for safe occupancy.
8. Indoor and outdoor recreational facilities are permitted for the exclusive use of campground tenants. At least 15 percent of the campground area shall be developed and improved for recreational uses. In calculating the required area, common walkways and related landscaping may be included provided that such space is at least 20 feet in width. At least half of the required recreation area shall be for active recreation, such as swimming pools, ball fields, and play lots for small children. No developed recreational areas shall be located within the required yard setbacks for the district.
9. Retail sales for the convenience of campground tenants are permitted. Items are limited to food, concessions, recreational supplies, personal care items, and other items clearly supportive of campground tenants' needs.
10. Guests may stay no more than 30 nights in any one calendar year. The operator of a campground shall maintain a log of all guests, including their name, address, license plate number, and length of stay, and shall make the log available to county staff upon request.
11. The site shall have direct access to a publicly owned and maintained street.

#### Sec. 30-85-23 Recreational Vehicle Sales and Service

##### (A) (A) General standards:

1. A 10-foot planting strip shall be provided along the frontage adjacent to any public street right-of-way. Within this planting strip, one large deciduous, large evergreen or small deciduous tree shall be planted every 30 linear feet. Such planting materials shall otherwise comply with the landscaping requirements contained in Article V.
2. The storage and/or display of recreational vehicles in the planting strip required above shall be prohibited.
3. Any recreational vehicle which is missing major mechanical or body parts or has been substantially damaged shall be placed in a storage yard. The storage yard shall be fully

screened from public view and shall be set back at least 100 feet from any adjoining residential district.

## ARTICLE V - DEVELOPMENT STANDARDS

### SEC. 30-91 OFF STREET PARKING, STACKING, AND LOADING

#### Sec. 30-91-2 General Regulations for Parking

(A) In the AR district and in all Residential districts:

1. Except for vehicles parked within multi-family developments, all recreational vehicles, boats, and utility trailers shall be parked behind the front building line unless space is provided in a completely enclosed garage or other building. Within multi-family developments, boats, recreational vehicles, and utility trailers may be parked outside provided a screened storage area is provided.

2. No truck or commercial vehicle with, or designed to have, more than 2 rear wheels shall be parked overnight, except while loading or unloading on such premises. No construction machinery shall be parked overnight unless the machinery is incidental to improving the premises. These provisions shall not apply to pickup body type trucks, or to vehicles essential for an agricultural use associated with the premises.

(B) No recreational vehicle shall be used for living or business purposes, or connected to utility services except for maintenance purpose or as otherwise provided for in this ordinance.

## **Caroline County, Virginia**

Caroline permits “campgrounds/camping areas” as a special use in its Rural Preservation Zoning District, its primary agricultural zoning. It also permits “Campgrounds and travel trailer parks” by special use permit with “special provisions” in the Planned Recreation and Entertainment District. Regulations for this planned unit development district and other pertinent parts of the ordinance are provided below.

### **Zoning Ordinance**

#### **ARTICLE I DEFINITIONS**

##### **Section 2: Definitions**

**CAMPING AREA OR CAMPGROUND** Any area that is occupied and intended or designed or improved for temporary occupancy by individuals using recreational vehicles, tents, motor homes, boats, and similar vehicles for temporary dwelling, lodging, or sleeping purposes. The term “recreational vehicle” means any vehicle built on a chassis, containing 400 square feet or less when measured at the largest horizontal projections and is designed to be self propelled or towed by another vehicle. A recreational vehicle is not designed nor intended for use as a permanent dwelling, but as for temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor homes, boats, house boats, and camping shells on trucks and campers.

**CAMP SITE/LOT** Any plot of ground within a campground intended for the exclusive occupancy by a camping unit or units under the control of a camper.

**CAMPING UNIT** Any tent, pop-up trailer, cabin, lean-to, or similar structure established or maintained and operated as temporary living quarters for recreation, education or vacation purposes.

**DWELLING** Any structure which is designed for use for residential purposes except hotels, boarding houses, lodging houses, tourist cabins, automobile trailers, recreational vehicles, campers, motels and rooming houses.

**RECREATIONAL VEHICLE** A vehicular, portable structure built on a chassis containing 400 square feet or less and is designed to be self propelled or towed by another motor vehicle. This vehicle is designed to be used for temporary occupancy for travel, recreational or vacation use; it’s gross weight does not exceed 4,500 pounds or of being of any weight provided it’s overall length does not exceed 29 feet. A recreational vehicle shall include the following types of vehicles; travel trailers, motor homes, boats, house boats, camping shells on trucks, pop-up tents, and campers. A mobile home is NOT a recreational vehicle.

**TRAVEL TRAILER** A vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation having body width not exceeding eight feet and being of any length; provided, that its gross weight does not exceed four thousand five hundred (4,500) pounds, or being of any weight; provided, that its body length does not exceed twenty-nine (29) feet.

#### **Article 4 Rural Preservation District (RP)**

##### **Section 1 - Statement of Intent**

The general intent of this district is to recognize the predominant rural character of Caroline County, much of which is devoted to open space type uses, such as, but not limited to, crop farms, non-intensive agricultural operations and forests. This district is established for the specific purposes of maintaining the rural character and facilitating existing and future crop farms and non-intensive agricultural operations, the conservation of natural resources and

discouraging suburban sprawl. This district encompasses generally rural areas where urban services such as water and sewer are not planned.

It is further recognized that some areas of the County are planned for future development but do not yet have public facilities, utilities or the transportation system in place. In areas as designated, this district shall serve as a holding zone, until such areas are appropriate for development.

#### Section 5 - Special Exception Uses with Board of Supervisor's Approval

##### 5. Campgrounds/Camping Areas.

#### Article XI Planned Unit Developments

##### DIVISION 1 - GENERALLY

##### SECTION 1 – Applications

Planned development districts shall be established by amendment to the official zoning map, in accordance with the provisions of Section 15.1-431 of the Code Of Virginia, as amended. The application for rezoning to a Planned Residential Development, Planned Mixed Use Development, Planned Industrial Park, or Planned Shopping Center District shall be accompanied by fifteen (15) copies of the development master plan.

##### SECTION 2 – Contents of Development Plan

The development plan shall contain the following data, together with supplementary data for a particular development, as reasonably deemed necessary by the Planning Director, or his agent.

###### (a) Development Site Information:

- (1) Vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
- (2) Boundary survey including area of the tract related to true meridian or U.S. Geological Survey State grid north.
- (3) Total area of the tract.
- (4) Abutting street names, widths, and route numbers.
- (5) Owners, zoning districts, and uses of each adjoining tract.
- (6) Topographic map with maximum contour intervals of five (5) feet and a scale of not less than one-hundred (100) feet to the inch.
- (7) Flood plain limits.

###### (b) Development Design Information:

- (1) A concept plan, illustrating the location and functional relationship between all proposed land uses.
- (2) Land use plan or plans showing the location and arrangement of all proposed land uses; the building setbacks from the development boundaries and adjacent streets, roads, alleys and ways; the proposed traffic circulation pattern including the location and width of all streets, driveways, walkways and entrances to parking areas; all off-street parking and loading areas.
- (3) A plan showing the location and design of all landscaping and screening.

(4) A plan or statement detailing the exact number of improved, developed, and recreational open space, and all covenants, restrictions, and conditions pertaining to the use, maintenance, and operation of common spaces, and the percentage of the tract to be used as open space.

(5) For a PRD or PMU District, a statement of the anticipated residential density and the total number of dwelling units, the percentage of the tract which is to be occupied by structures, and the total floor area of all commercial, and architectural sketches of typical proposed structures.

(6) For a PSC or PIP District, a statement of the anticipated commercial and industrial uses, and architectural sketches of typical proposed structures, including exterior lighting fixtures and signs.

(7) When the development is to be constructed in phases, a phasing plan and schedule shall be provided showing the order of development for each phase and the approximate completion date. A cost estimate for all on-site and off-site public improvements within each phase shall be submitted with the site plan for that phase. (Amended 12/10/91)

(8) A plan or report indicating the extent, timing, and estimated cost of all on-site and off-site improvements such as roads, water, sanitary sewer, and drainage facilities necessary to construct the proposed development, said plan or report shall correspond to the sequence of development schedule if the development is to be constructed in phases. (Amended 12/10/91)

(9) A statement showing the relationship of the planned development to the comprehensive plan.

(10) A traffic impact analysis.

## SECTION 3 – Rezoning to Planned Development District

### 3.1. Planning Commission Procedures

On application for PD districts, the commission shall proceed in general as for other rezoning applications but shall give special consideration to the following matters and shall allow changes in original applications as warranted.

### 3.2. Pre-Application Conferences

Applicants are required to meet with the Planning Staff and other qualified officials to review the proposed master plan and original proposal prior to submittal. The purpose of such conference shall be to assist in bringing the application and material submitted therewith as nearly as possible into conformity with these or other regulations applying in the case, and/or to define specific variations from the application of these regulations which would otherwise apply which seem justified in view of equivalent service of the public purposes for such regulation. In the course of such pre-application conferences, any recommendations for change shall be recorded in writing, and shall become part of the case record. All such recommendations shall be supported by stated reasons for the proposed changes. Applicants shall indicate, in writing, their agreement to such recommendations, or their disagreement and their reasons therefore. Response by the applicant shall also become part of the case record.

### 3.3. Planning Commission Recommendations to the Board of Supervisors

At such time as further conferences appear unnecessary, or at any time on request of the applicant, the commission shall proceed to hold a public hearing and prepare its recommendations to the Board of Supervisors. The date of the determination to proceed, or the

applicant's request for public hearing, shall be deemed the formal date of submission of the application for rezoning. Specifically, recommendations of the commission shall include findings as to:

- (a) the suitability of the tract for the general type of PD district proposed in terms of: relation to the comprehensive plan; physical characteristics of the land; and its relation to surrounding area;
- (b) relation to major roads, utilities public facilities and services;
- (c) adequacy of evidence on unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments or for amendments in those proposed; and
- (d) specific modifications in PD or general regulations as applied to the particular case, based on determination that such modifications are necessary or justified by demonstration that the public purposes of PD or general regulations as applied would be satisfied to at least an equivalent degree by such modifications. Based on such findings, the commission shall recommend approval of the PD amendment, as proposed, approval conditioned upon stipulated modifications, or disapproval.

#### 3.4. Action by Board of Supervisors

On applications for PD districts, the Board of Supervisors shall proceed in general as provided for other rezoning applications. The Board of Supervisors may approve the application in accordance with PD and general regulations, may include specific regulations as provided in Section 3.3 as recommended by the commission, or may deny the application. All terms, conditions, safeguards and stipulations made at the time of the rezoning to planned development status, including the approval of the development plan, with or without specified modifications, shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions or safeguards shall constitute a violation of these zoning regulations. The granting of the planned development rezoning, and the approval of the development, with or without specified modifications, shall not constitute the recording of a plat, nor shall it authorize the issuance of building permits. Such action shall be undertaken only after the approval of the site plan and the recording of a subdivision plat, if applicable.

#### SECTION 4 – Landscape Plan

All Planned Unit Developments shall include a landscape plan which shall be prepared by a landscape architect or someone thoroughly familiar with landscape materials and design. Said plan shall include and show, among other things:

- (a) All existing trees on the site; or where there are groups of trees said stands may be outlined. However, all trees in excess of twenty (20) inches diameter, measured at four and one-half (4-1/2) feet above the ground must be shown as individual specimens.
- (b) All trees desired to be removed.
- (c) All trees and/or groups of trees to be preserved, and, in the event of cut or fill, excavation, or the laying of the utility lines in proximity to trees that are to be preserved, the method of preservation shall be shown. Said methods of preservation shall be consistent with accepted landscape industry practice.
- (d) All materials to be planted shall be shown, the species given, size at planting and such other information as may be required by the administrator.

(e) A finished grading plan shall be required. Said plan may be a separate sheet, but said grading plan must be drawn in conjunction with all elements of the landscape plan. All elements of the landscape plan shall be guaranteed for at least one year after installation.

(f) A bond in the amount of twenty (20) percent of the value of the new plantings shall be retained for that period of time to assure replacement where necessary.

#### 4.1. Buffering

(a) The landscaping requirements in this article shall be in addition to any buffering otherwise required under provisions of this chapter.

#### 4.2. Minimum Plantings

(a) The following list provides the minimum required plantings pursuant to Section 4. All materials shall be specifically approved by the zoning administrator. Proposed materials shall only be disapproved where they are clearly incompatible, botanically, with existing or proposed materials; or where the proposed materials have characteristics that are detrimental to the public welfare, including but not limited to, susceptibility to disease and wind damage and propensity for damaging or interfering with nearby utilities or public right-of-way, or otherwise fail to fulfill the intent of this article. Credit shall be given on a one for one basis, for all trees that are preserved on the same lot.

\* \* \* \* \*

(b) No part of this section shall be construed to require the cutting down of existing trees which do not conform to the requirements described herein for nearby planted trees.

### SECTION 5 Site Plans (Amended 12/10/91)

(a) Approval of the development plan by the Board of Supervisors and the application for rezoning shall constitute authority for the applicant to prepare a site plan in accordance with Article XV, Section 12 and in conformity with the approved development plan.

(b) The site plans shall be for the entire project, unless the project is phased, in which case the site plans for the first phase shall be submitted.

(c) A site plan for a particular development phase, other than the first, shall not be approved until construction has been initiated on the immediately preceding phase or unit.

(d) Minor deviations from the development plan shall be permitted in the site plan when the zoning administrator determines that such are necessary due to requirements of topography, drainage, structural safety or vehicular circulation, and such deviations will not materially alter the character of the approved development plan including the proposed development sequence. In no case shall such deviations include the addition or elimination of any building shown on the approved development plan, increase the density or increase the floor area. Any changes not authorized by this paragraph shall require resubmission of the development plan in accordance with the procedures contained in this article.

(e) The first site plan shall be submitted within one (1) year after the date of approval of the development plan. If a site plan is not submitted within said period, approval of the development plan, and consequent authority to submit a site plan, shall terminate any development by the applicant in accordance with the procedures set forth in this section. Within thirty (30) days prior to the expiration of said one year period, the applicant may apply to the Board of Supervisors for an extension of time within which to submit a site

plan in conformity with the approved development plan. The Board of Supervisors may grant such extension, upon good cause shown by the applicant, but such extension shall not under any circumstances exceed an additional one year period, and no more than two (2) such extensions may be granted. If such application is denied, approval of the development plan, and consequent authority to submit a site plan, shall terminate at the end of said one year period. Upon termination of authority to develop as herein provided, the Board of Supervisors may initiate a reclassification of the subject property to an appropriate zoning district other than PRD, PMU, PSC, or PIP.

(f) A subdivision plat, in recordable form shall be submitted with each site plan, if applicable.

(g) No building permit shall be issued for any building or structure not indicated in the approved site plan.

## DIVISION 5 PLANNED INDUSTRIAL PARK, (PIP)

### SECTION 1 – Intent

Planned Industrial Park districts are intended to be establishing areas in conformity with the comprehensive plan having all of the following characteristics:

1. Areas served by public water and sewer facilities, or if such facilities are reasonably available;
2. Areas served by major highways, rail or air service, or secondary road improved to standards approved by VDOT;
3. Areas having clearly demonstrated suitability for intended uses with regard to physical characteristics and relationship to surrounding development.

In the establishment of any PIP district, the Board of Supervisors shall designate the category of uses which shall be permitted in each parcel, or part thereof, which is the subject of the application for such amendment.

### SECTION 2 – Permitted Uses

#### 2.2. By Right – Category II

15. Recreational vehicle and components manufacturing, distribution.

DIVISION 6 - PLANNED RECREATION AND ENTERTAINMENT DISTRICT (RE) (Adopted 10/26/04)

Section 1 Purpose and Intent

The purpose of this district is to protect and promote the public health, safety and general welfare by allowing development of large scale regional recreational and entertainment facilities in appropriate locations under a unified plan of development.

Recognizing that such developments may be incompatible with existing or planned higher density residential or commercial uses due to noise, traffic or other factors, it is intended that the RE district be allowed outside of the designated growth areas established in the Comprehensive Plan provided the general purposes of the zoning ordinance are promoted.

Care must be taken in residential, rural and agricultural areas to protect and buffer those areas from potential impacts of this type of development. To that end, the development must be designed and constructed with unified architectural standards that result in a functional and attractive relationship between the development, the street system, and surrounding properties. Standards shall be approved by the Board of Supervisors at the time of rezoning.

Recognizing that such a development may substantially reduce the functional integrity and safety of public roads if permitted on inappropriately sized roads and with unplanned access, it is intended that the RE district be established on roads designated as principal and minor arterial highways in the Comprehensive Plan. It is further intended that the number of access points to public roads be minimized and that development and access be oriented towards an internal roads system having carefully planned intersections with existing public roads.

Section 2 - Permitted Uses

The following uses shall be permitted subject to the requirements and limitations of these regulations:

1. Cultural Arts Center & Museums.
2. Community Centers.
3. Equestrian Training Facilities and steeplechase courses.
4. Public Utilities.
5. Public Facilities.

Section 3 - Special Permit Uses

The following uses may be allowed by a special use permit subject to the requirements and limitations herein.

1. Amusement/Theme Parks.
2. Bed and Breakfast establishments.
3. Convention & Conference Centers.
4. Fairgrounds.
5. Campgrounds and travel trailer parks.
6. Commercial Recreation Facilities.
7. Major entertainment uses not included in a fairground, including:
  - a. Any special exhibitions and shows of equipment or articles for sale or display;

b. carnivals, circuses, concerts, musical events, light/laser shows and firework displays, and similar outdoor recreational events;

c. athletic events.

8. Hotels and Motels.

9. Restaurants, Full Service.

10. Special Events Facilities.

11. Stadium, Arena or Amphitheater (indoor or outdoor).

12. Professional and business offices not associated with the operation of the facility (subject to Article XV, Section 8).

#### Section 4 - Lot Area and Other Dimensional Requirements

The lot area and other dimensional requirements shall be as follows:

A. All new structures in the RE district shall be setback at least one hundred (100) feet from the boundary of the district and at least forty (40) feet from the ultimate right of way width of the road(s) on which it is located. Within the recreation and entertainment district, the minimum setback and yard requirement shall be determined at the time of establishment of the district.

B. Structures may be erected to a height of thirty--five (35) feet. The maximum height of a structure may be increased by a special use permit in accordance with Article XVII, Section 6.

Any structure exceeding thirty-five (35) feet in height shall be set back from any street right-of-way, residential or agricultural districts a distance of thirty-five (35) feet plus one (1) foot for each one (1) foot of height in excess of thirty-five (35) feet up to a maximum of one hundred (100) feet.

C. Minimum area required for the establishment of a RE district shall be one hundred (100) acres. Additional area may be added to an established district if it abuts and forms a logical addition to the approved development. Additions shall be processed in the same manner as an original application and all requirements shall apply except the minimum acreage requirement as set forth above.

D. A minimum of 50% of the property shall be retained in open space. Open space may include temporary parking or other uses of a temporary nature as determined at the time of the rezoning.

#### Article XV Supplemental Regulations

##### Section 20 SPECIAL PROVISIONS APPLICABLE TO CAMPGROUNDS/CAMPING AREA (Adopted July 22, 2003)

The following standards shall apply to all campgrounds/camping areas, and individual lots within those areas.

1. Permanent occupancy of any camping lots shall not be permitted. The maximum number of overnight stays shall not exceed 180 days in any twelve month period.

2. A register shall be kept by campground/camping area operator for three (3) years, which shall at all times be available for inspection by code enforcement officials. The register shall show the name of each lot owner, the address and lot number, name, model and identification number of all recreational vehicles on such lot at any time, and the dates of occupancy.

3. Improvements within lots.

(a) The regulations for individual lots provided for in this Article shall be in addition to any applicable regulations of governed by the Virginia Uniform Statewide Building Code.

(b) Camping Lot. The size of each camping lot must be great enough to accommodate the dimensions of recreational vehicles anticipated, including accessory structures, and including required distance between recreational vehicles as set forth herein. Each space shall be located at such elevation, distance, and angle to an access street so that placement and removal of the recreational vehicle may be undertaken without difficulty. Each space where a recreational vehicle is parked shall be constructed so as to provide for the support of the maximum anticipated loads during all seasons and must be constructed with an adequate longitudinal gradient and with a crown and cross gradient for surface drainage.

(c) Distance between units. There shall be ten (10) feet or more distance between individual recreational vehicles including accessories as permitted by this Article.

(d) No recreational vehicle or accessory use or temporary structure thereto shall be situated any closer than five (5) feet to a property line.

(e) Additions to recreational vehicles. No permanent or semi-permanent structure shall be affixed to any recreational vehicle as an addition to such recreational vehicle, nor shall any accessory structure be permitted on any camping lot except as provided below.

(1) A deck may be provided for use by the occupants of a recreational vehicle provided the deck is no larger than 180 square feet and extends no further than ten (10) feet beyond the recreational vehicle.

(2) A porch may be provided for the use of the occupants provided it does not exceed two-hundred (200) square feet and extends no further than ten (10) feet beyond the recreational vehicle. At least 50% of each porch wall shall be windows, screens and/or doors.

(3) A protective awning may be constructed above a recreational vehicle provided it extends no further than one (1) foot on any side of a recreational vehicle and the maximum height of the roof shall not exceed fifteen (15) feet.

(f) Storage. A storage facility no larger than one hundred-fifty (150) square feet may be located on any recreational vehicle lot provided that such facility will be constructed of a weather resistant material and must be screened to minimize visibility.

4. As used herein the term "campground" means any area that is occupied and intended or designed or improved for temporary occupancy by individuals using recreational vehicles, tents, motor homes, boats, and similar vehicles for temporary dwelling, lodging, or sleeping purposes.

The term "recreational vehicle" means any vehicle built on a chassis, containing 400 square feet or less when measured at the largest horizontal projections and is designed to be self propelled or towed by another vehicle. A recreational vehicle is not designed nor intended for use as a permanent dwelling, but as for temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor homes, boats, house boats, and camping shells on trucks and campers.

5. Manufactured home, as defined in Article 2 of this ordinance, shall be prohibited.

## **Fauquier County, Virginia**

Fauquier County permits “travel trailer parks” by special exception (requiring Board of Supervisors approval) in the Commercial - Highway (C-2) Zoning District. It also provides additional “standards for “tent campgrounds,” “travel trailer parks,” and “camp or recreation grounds.” The ordinance does not define “tent campgrounds” or “travel trailer parks” nor does it include “tent campgrounds” or “travel trailer parks” in the definition of “camp or recreation grounds.” This mixing of terms and definitions is typical of the ordinances reviewed in this study.

**CAMP OR RECREATION GROUND:** An area or premise operated as a commercial enterprise, generally providing space for seasonal accommodations for transient occupancy or use by tourists occupying camping trailers, selfpropelled campers, tents and/or lodges. With such accommodations are normally to be found facilities for picnicking, boating, fishing, swimming, outdoor games and other sports and activities, but not including miniature golf courses, golf ranges or any mechanical amusement devices. A campground shall be designed for seasonal occupancy, as opposed to permanent year-round occupancy, and shall not be construed to mean a MOBILE HOME PARK as defined herein.

**CAMPING TRAILER:** A vehicular portable structure mounted on wheels, constructed with collapsible, partial side walls or fabric, plastic or other pliable materials for folding compactly while being transported.

**RECREATIONAL VEHICLE:** Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, boats, travel trailers, horse trailers, and camping trailers not meeting the specifications required for a manufactured home or mobile home.

**RECREATIONAL VEHICLE STORAGE AREA:** Any lot or parcel of land use or intended to be used for the commercial storage of two (2) or more recreational vehicles.

**TRAVEL TRAILER:** A vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "Travel Trailer" thereon; and when factory equipped for the road, being of any length provided its gross weight does not exceed 4,500 pounds, or being of any weight provided its overall length does not exceed twenty-nine (29) feet. For the purpose of this Ordinance, a travel trailer shall not be deemed a MOBILE HOME.

**9. The Commercial - Highway (C-2) District** is designed primarily to allow highway related commercial uses where vehicle access is the norm. It contains general commercial establishments serving the needs of the motoring public and the local needs for general commercial in which establishments are automobile oriented or are freestanding businesses where automobile access is the norm. These areas should be located so as to provide convenient automobile access while at the same time not overly congesting the transportation facilities. In general, primary highway access should be a prerequisite. The uses allowed contain a minimum of overlap with uses allowed in the C-1 and C-3 Districts to assure the appropriateness of uses vis-a-vis the areas designated and compatibility among uses.

## **PART 9 5-900 CATEGORY 9 OUTDOOR RECREATION**

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

### **5-901 Standards for All Category 9 Uses**

1. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in a Residential District.

### **5-906 Additional Standards for Camps and Recreation Grounds, Lodges and Resorts**

1. The minimum lot size requirement shall be twenty (20) acres.
2. No structure or campsite or athletic facility shall be located closer than 100 feet to any lot line.
3. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
4. All parking and loading areas, swimming pools and tennis courts shall be effectively screened.

### **5-907 Additional Standards for Tent Campground**

1. The minimum lot size requirement shall be twenty (20) acres.
2. Travel trailers and other residential vehicles are not allowed.
3. The only permanent structure allowed for residential use will be occupied by the resident owner or manager.
4. The facility shall have direct access by means of a travel-way twenty (20) feet in width to a road currently maintained by the State.
5. No structure or campsite shall be located closer than 100 feet to any lot line.
6. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
7. Density shall not exceed one (1) campsite per acre.

### **5-908 Additional Standards for Travel Trailer Park**

1. Both tents and recreational vehicle campers can be accommodated within a travel trailer park, but the park shall be designed for travel trailers.
2. Each park shall provide electrical outlets at each individual site, one or more central travel trailer sanitary stations, and toilet and shower facilities.
3. The road frontage requirement shall be 200 feet on a road with a minimum designation of major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
4. Accessory commercial uses are permitted, exclusively for the use of residents of the park (e.g., coin-operated laundry, convenience store, entertainment).
5. Density shall not exceed ten (10) camping sites per acre.
6. Each campsite shall contain a minimum of 3,000 square feet.
7. No structure, campsite or athletic facility shall be located closer than 100 feet to any lot line.

8. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
9. The one permanent residential occupancy allowed shall be for the resident owner or manager; no other may reside in the park for a period exceeding one (1) week.
10. The minimum lot size requirement shall be five (5) acres.

## Franklin County, Virginia

Franklin County permits “campgrounds” as a special use in the Agricultural Zoning District. It also provides special standards for “campgrounds and recreational vehicle/camper areas.”

*Recreation area or park.* Any establishment operated as a public or private enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, lodging, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and related to the foregoing. A private recreation area does not include miniature golf grounds, golf driving ranges, mechanical amusement devices or accessory uses such as refreshment stands, equipment sales or rentals.

Sec. 25-155. Campgrounds and recreational vehicle/camper areas.

(a) *Definitions:* These developments should be established to provide locations for campgrounds or travel trailer parks which shall be used only by travel trailers, pickup coaches, motor homes, recreational vans, camping trailers, and other vehicular accommodations all suitable for temporary habitation. By definition, "campground" includes, but is not limited to, a travel camp, recreation camp, family campground, camping resort, recreational vehicle park and camping community. The definition does not include a summer camp for children, migrant labor camp, or park or subdivision for mobile homes as defined in the Code of Virginia and this chapter.

These developments should be designed to encourage compatibility of the areas contained with surrounding land uses; to maintain a safe and healthy atmosphere for living; minimize adverse environmental impacts on the air, land and water resources of the state; and to stabilize demands on local public services.

(b) *Standards for Campgrounds and Recreational Vehicle/Camper Areas:*

(1) *Lot/space sizes.* Lots or spaces of this district shall be no less than three thousand (3,000) square feet. Each lot or space in this district shall be not less than fifty (50) feet in width.

(2) *Maximum percentage of lot or space coverage.* Lots or spaces in this district shall have allowances so that no more than forty (40) percent of the lot or space is covered. Units placed on lots or spaces shall not be placed closer than ten (10) feet from an adjacent space.

(3) *Minimum size for campground.* The area for the total campground shall be no less than three (3) acres.

(4) *Density requirements.* Density shall be no more than ten (10) sites per acre.

(5) *Minimum yard dimensions:*

a. A separation distance of ten (10) feet is required between units set on lots and adjacent lot lines.

b. Front yards, that portion of the lot between the unit and a public or private street in the campground, shall be no less than twenty (20) feet in depth which shall include the distance from the unit to the right-of-way line for the street.

(6) *Open space/recreation space requirements.* Not less than five (5) percent of the gross areas of the facility shall be reserved as common open space and recreation facilities exclusive of required exterior boundary setback areas, pedestrian ways, parking bays, public or private streets and community storage facilities.

(7) *Minimum off-street parking spaces.* At least two (2) off-street parking spaces of ten (10) feet by twenty (20) feet shall be provided for each lot or space on or adjacent to the lot or space,

and/or a total of two hundred (200) square feet. A consolidated parking area within sixty (60) feet of the lots or spaces may be used to provide required space.

(8) *Maximum height of buildings.* Buildings in this district shall be limited to thirty-five (35) feet in height.

(9) *Signs.* Each campground shall, at all times, have a sign at its entrance designating the name of the campground, the owner(s) and the telephone number of the owner or renting agent. The sign and its contents shall be visible from a distance of forty (40) feet in either direction; minimum letter size shall be six (6) inches.

(c) *Plat Requirements:* Any owner or developer of a tract of land in Franklin County, Virginia, proposing to develop a "campground and recreational vehicle/camper area" shall submit plats to the agent of the board of supervisors and the zoning administrator that have been prepared by a professional engineer or licensed land surveyor in the State of Virginia, whichever is applicable, in a scale of one inch equals 100 hundred feet (1"=100') or greater, setting forth the following information:

(1) Name and address of owner and developer.

(2) Location and map inset showing nearest highway and intersection of highways.

(3) Boundary survey of entire tract of land owned on which proposed camp to be located.

(4) If less than whole tract is to be used for camp, show proposed camp to be located.

(5) If less than whole tract is to be used for camp, show proposed use of remaining land with boundary of camp site shown.

(6) Size, location and number of lots.

(7) Entrances, exits, streets and walks.

(8) Size and location of extra vehicle storage.

(9) Location and size of proposed service buildings, including floor plan and elevations and any other structures (i.e. pools, cabanas and accessory buildings) to be located in a camp.

(10) Location and size of recreation area, showing development plans, landscaping and drainage.

(d) *Permits Required:*

(1) *Water supply.* An adequate supply of water, approved by the State Health Department, shall be furnished from a public water supply system or from a private water system conforming to all applicable laws, regulations and ordinances, with supply faucets or hookups located on each lot or space. No drinking water containers or fountains shall be located in any room or building housing toilet facilities. All water lines shall be made frost free.

(2) *Sewerage facilities.* In each campground, all waste or wastewater (including such waste from units or vehicles, main buildings on the site, or accessory buildings on the site, or any other shelters or enclosures that might house equipment) from a faucet, toilet, tub, shower, sink, slop sink, drain, washing machine, garbage disposal unit or laundry shall empty into a sewer system approved by the State Health Department and shall be installed in accordance with State Health Department Regulations.

(Ord. of 5-25-88)

## King George County

King George County permits a “campground/travel trailer park” as a special exception in one of two agricultural zoning districts. It also has a planned unit development zoning district called the “Resort Community” district that “provides for resorts occupying relatively small to very extensive grounds or tracts of land and providing within the establishment related guest service facilities.” Campground/travel trailer park” is neither a permitted nor a special use in this district but the regulations state that other uses not listed may be permitted if included in a master development plan.

The ordinance also provides “supplementary regulations” for “recreational vehicle (R.V.) parks/campgrounds,” a use not listed as permitted anywhere in the ordinance.

### 1.9.3. Specific definitions.

Recreational vehicle park. A parcel of land intended for occupancy by R.V. units for transient dwelling purposes.

Recreational vehicle unit, dependent. A unit other than a self-contained unit.

Recreational vehicle unit (R.V.). A trailer, pickup camper, motor home, tent trailer, tent or similar device used for temporary portable housing.

Recreational vehicle unit, self-contained. A unit which contains a water flushed toilet, lavatory, shower and kitchen sink, all of which are integrally connected to water storage and sewage holding tanks located within the unit.

Recreational vehicle unit space. A parcel of land in a recreational vehicle park for the placement of a single unit and the exclusive use of its occupants.

Travel trailer. Travel trailers are distinguished from mobile homes and may consist of any of the following:

- a. A vehicular, portable structure built on a chassis, designed as a temporary residence for travel, recreation and vacation, having a body width not exceeding eight (8) feet.
- b. A trailer having sleeping and kitchen facilities only and which is dependent upon a service building for toilet and lavatory facilities.
- c. A trailer which can operate for short periods of time independent of connections to sewer, water and electric systems. It contains a water flushing toilet, lavatory shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer. For purposes of this Ordinance, travel trailer park requirements apply to motor homes or other automotive vehicles converted to serve the purpose as a travel trailer.

Travel trailer park. Any approved site, lot, field or tract of land used or intended to be used by travel trailers in land areas devoted to transient lodging and to recreational uses.

## Section 2.13. Resort Community district (RC)

### 2.13.1. Intent.

The resort community district provides for resorts occupying relatively small to very extensive grounds or tracts of land and providing within the establishment related guest service facilities. Resort districts may be close to both residential and rural neighborhoods and will, therefore, provide regulations and site plan controls to protect the quality of these neighborhoods.

Development within the resort district will be designed in a manner that will protect and preserve the natural resources, trees, watershed, contours and topographic features of the land, and protect and enhance the natural scenic beauty of the property.

A resort community is a self-contained development of contiguous acreage under one ownership or control, that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. This district is intended to ensure that resort communities will be primarily visitor-oriented developments, which may include permanent residential units as a secondary use. This district is intended to insure that resort communities will be developed in substantial harmony with the natural features of the particular site; and will provide economic benefits to the county. The regulations of this district are intended to accommodate the differing needs of small scale resorts developed over a short time frame and large scale resorts developed over a long time frame.

#### 2.13.2. Application.

Resort Community districts shall be established by amendment to the official zoning map, in accordance with the provisions of Section 15.1-431 of the CODE OF VIRGINIA, as amended.

#### 2.13.3. Application for Approval.

No development within a RC district including but not limited to clearing, grading, excavating, road building, site preparation or structural improvements, may be permitted prior to approval by the Board of Supervisors of a Master Development Plan pursuant to Section 2.13.4 of this section and Section 5.3.5 of the Zoning Ordinance. No transfer, sale or conveyance of any individual lot or interest shall be permitted prior to Final Subdivision Plat approval.

All development and subsequent operation of a resort community within a RC district shall be undertaken in accordance with the provisions of the approved Master Development Plan. Failure to comply with these provisions shall constitute a violation of the provisions of the Zoning Ordinance.

#### 2.13.4. Master Development Plan.

The developer shall furnish with his application for rezoning fifteen (15) copies of a Master Development Plan prepared by a surveyor, engineer, planner or architect, duly licensed in the State of Virginia. The Master Development Plan shall be comprised of schematic or diagrammatic drawings supplemented by appropriate textural description of the proposed district. The Master Development Plan shall be the basis for any approval and shall be binding upon the applicant. All subsequent development of the site shall be in conformance with the approved Master Development Plan.

2.13.4.1. Content of the Master Development Plan. The Master Development Plan shall contain the following data, together with supplementary data for a particular development, as reasonably deemed necessary by the Director of Planning and Code Compliance, or his agent.

##### 1. Development site information:

- (a) Vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
- (b) Boundary identification showing the property with reference to existing map features to enable the property to be located on the county's Zoning District Map.
- (c) Total area of the tract.
- (d) Abutting street names, widths and route numbers.
- (e) Owners, zoning districts, and uses of each adjoining tract.

- (f) Flood plain limits.
- (g) Delineation of Resource Protection Areas and Resource Management Areas as defined by the Chesapeake Bay Preservation Act Criteria and King George County.
- (h) Proposed method of supply of adequate electric power; police, fire and rescue protection; domestic water service including source, storage, and distribution; stormwater management/drainage; and sewage disposal.
- (i) A traffic impact analysis in accordance with the Virginia Department of Transportation standards.
- (j) Fiscal impact analysis information as specified by the county.

2. Development design information:

- (a) A concept plan, illustrating the location and functional relationship between all proposed land uses, including the type and extent of developed recreational and resort facilities to be provided.
- (b) Land use plan or plans showing the location and arrangement of all proposed land uses; including typical lot and building configuration and typical architectural character; the proposed traffic circulation pattern including the location and width of all roads, streets, alleys, driveways, pedestrian, cycling or bridle path systems and the relationship of internal traffic to external roads.
- (c) Proposed overall density and types of dwelling units.
- (d) A plan or statement detailing the exact amount of improved, and unimproved open space, common areas, and recreational space, and all covenants, restrictions, and conditions pertaining to the use, maintenance and operation of common spaces, and the percentage of the tract to be preserved as open space after full development of the tract.
- (e) A plan or report indicating the extent, timing and estimated cost of all on-site and off-site improvements such as roads, water, sanitary sewer, drainage facilities, electric, telephone, and gas lines necessary to construct the proposed development, which plan or report shall relate to the sequence of development schedule if the development is to be constructed in stages or units.
- (f) A statement showing the features of the Master Plan intended to harmonize the resort community with adjacent areas and the relationship of the resort community to the Comprehensive Plan.

2.13.5. Rezoning to the Resort Community District.

A. Planning Commission Procedures.

1. Preapplication Conferences. Applicants are required to meet with the Planning Staff and other qualified officials to review the proposed Master Development Plan and original proposal prior to submittal. The purpose of such conference shall be to assist in bringing the application and material submitted therewith as nearly as possible into conformity with these or other regulations applying in the case, and/or to define specific variations from the application of these regulations which would otherwise apply which seem justified in view of equivalent service of the public purpose for such regulation. For example, large scale projects with multiple components and long completion times are expected to provide more generalized information in the Master Development Plan due

to the difficulty of providing an accurate description over large land areas and time frames. In the event that a generalized Master Development Plan is approved which does not contain a level of detail substantially equivalent to that required by Article 7, Section 7.4 and the requirements of Section 2.13.4(a) of the Zoning Ordinance, then an amendment to the Master Development Plan will be necessary prior to final site plan approval.

In the course of such preapplications conference(s), any recommendations for change shall be recorded in writing, and shall become part of the case record. All such recommendations shall be supported by stated reasons for the proposed changes. Applicants shall indicate, in writing, their agreement to such recommendations, or their disagreement and their reasons therefor. Response by the applicant shall also become part of the case record.

## 2. Planning Commission Recommendations to the Board of Supervisors.

At such time as further conferences appear unnecessary, or at any time on written request of the applicant, the commission shall proceed to hold a public hearing in accordance with Section 5.3 of the Zoning Ordinance and prepare its recommendations to the Board of Supervisors. The date of the determination to proceed, or the applicant's request for public hearing, shall be deemed the formal date of submission of the application for rezoning. Should it be deemed necessary during the preapplication conference(s) the advertising for a rezoning to the Resort Community District shall also include notice that the Comprehensive Plan may be amended to the extent that the Master Development Plan is approved.

Specifically, recommendations of the commission may include findings as to:

- (a) The suitability of the tract for this general type of development in terms of; relation to the comprehensive plan or amending thereof; physical characteristics of the land; and its relationship to surrounding areas.
- (b) The adequacy of and relation to major roads, utilities, public facilities and services.
- (c) Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments or for amendments to those proposed.
- (d) Adequacy of evidence that reasonably projected cost of public services for the development do not exceed revenues reasonably projected to be generated by the development.
- (e) Specific modifications in the Resort Community District regulations, the general zoning regulations, or the subdivision regulations as applied to the particular case, based on determination that such modifications are necessary or justified by demonstration that the public purposes as applied by these regulations would be satisfied to at least an equivalent degree by such modifications.

Based on such findings, the commission shall recommend approval of the Master Development Plan, as proposed, approval conditioned upon stipulated modifications, or disapproval.

## B. Action by the Board of Supervisors.

On applications for Resort Community Districts, the Board of Supervisors shall proceed in general as provided for other rezoning applications. The Board of Supervisors may, based on the findings contained in Section 2.13.5(2) approve the application in accordance with the original application, as recommended by the Planning Commission, approved with modifications to either the original application or the Planning Commission recommendation, or may deny the application.

All terms, conditions, safeguards and stipulations made at the time of the rezoning to Resort Community District status, including the approval of the Master Development Plan, with or without specified modifications, shall be binding upon the applicant or any successors in interest. Deviations from the approved Master Development Plans, except as otherwise authorized by these district regulations, or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.

The granting of the Resort Community District rezoning, and the approval of the Master Development Plan, with or without specified modifications, shall not constitute the recording of a plat, nor shall it authorize the issuance of building permits. Such action shall be undertaken only after approval of the site plan in accordance with Article 7, Section 7.5. of the Zoning Ordinance and the recording of a subdivision plat, if applicable. Final Site Plans which contain residential development subject to the Subdivision Ordinance shall be accepted and approved in lieu of subdivision plats, provided said plans are in recordable form, meet all requirements of the Subdivision Ordinance, and are recorded as final plats after approval and posting of appropriate bonds.

Failure to file for final site plan approval within twelve (12) months of rezoning and Master Development Plan approval shall terminate any development by the applicant in accordance with the procedures set forth in this section.

Within thirty (30) days prior to the expiration of said twelve month period, the applicant may apply to the Board of Supervisors for an extension of time within which to submit a final site plan in conformity with the approved Master Development Plan. The Board of Supervisors may grant such extension, upon good cause shown by the applicant, but such extension shall not under any circumstances exceed an additional one year period, and no more than two (2) such extensions may be granted.

#### 2.13.6. Additional Land.

Additional land area may be added to an existing Resort Community District if it is adjacent to or across public or private roads from the Resort Community and forms a logical addition to the existing Resort Community, and if it is under the same ownership or control.

#### 2.13.7. Site Plans.

(a) Approval of the Master Development Plan by the Board of Supervisors and the application for rezoning shall constitute authority for the applicant to prepare a site plan in accordance with Article 7, Section 7.5 of the Zoning Ordinance and in conformity with the approved Master Development Plan.

(b) The site plan(s) shall be for the entire project, unless the project is staged, in which case the site plan(s) for the first stage shall be submitted.

(c) A site plan for a particular development stage, other than the first, shall not be approved until construction has been initiated on the immediately preceding stage or unit.

(d) The Board of Supervisors may authorize, upon written request by the developer, site plan approval for a particular development stage outside of the order established in the Master Development Plan.

(e) Deviations from the Master Development Plan shall be permitted in the site plan when the Director of Planning and Code Compliance determines that such are necessary due to requirements of topography, drainage, structural safety, environmental permitting or vehicular circulation, and such deviations will not materially alter the proposed development sequence. Such deviations shall be reported to the Board of Supervisors in writing but in no case shall such deviations substantially change the approved Master Development Plan, increase the density or increase the floor area. Any changes not authorized by this paragraph shall require resubmission of the Master Development Plan in accordance with the procedures contained in this article.

(f) Design of water and sewage systems approved in the Master Development Plan shall be approved by the Board of Supervisors.

#### 2.13.8. Use Regulations.

All uses contained in the approved Master Development Plan shall be permitted by right in the Resort Community District, subject to the limitations hereinafter provided. These uses shall include, but not be limited to, the following:

1. Overnight lodging, including lodges, hotels, motels, time share units and similar transient lodging facilities.
2. Health/Fitness Spa, including residential facilities.
3. Golf courses, and clubhouses.
4. Riding stables, horse show areas, and equestrian facilities, however, this use shall not include race tracks unless approved by referendum by the voters of King George County as required by the CODE OF VIRGINIA, as amended.
5. Tennis and handball courts and associated clubhouse, both indoor and outdoor.
6. Marinas, beach clubs, swimming pools, general water recreational uses, and their associated clubhouses.
7. Restaurant, lounges and similar eating and drinking establishments.
8. Conference and convention centers, meeting rooms and banquet facilities.
9. Retail and service establishments other than bars and restaurants, subject to the following conditions:
  - (1) No individual establishment shall contain more than three thousand five hundred (3,500) square feet.
  - (2) The sum of the floor areas of all such establishments shall not exceed five percent (5%) of the total floor area of the resort as defined in 1, 2, 5, 7, and 8 above.
10. Emergency Service Facilities, such as but not limited to: Fire and Rescue Stations.
11. Day care facility.
12. Single-family, multi-family, and townhome units.
13. Accessory uses and structures incidental to permitted uses.

#### 2.13.9. Additional Uses Permitted by Special Exception.

1. Water/Sewer treatment plant, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
2. Water storage and/or pumping facilities, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
3. Utility pipelines, transmission lines and appurtenances, unless already authorized in a Master Development Plan approved pursuant to these district regulations.
4. Square footage for retail and service establishments in excess of those permitted by right.

#### 2.13.10. Guarantees and Surety Bonding.

As part of the Final Site Plan Approval(s) pursuant to Section 2.13.7, the developer of a resort community shall assure that developed recreational facilities, key facilities intended to serve the entire development and visitor oriented accommodations are physically provided or are guaranteed through surety bonding or substantially equivalent financial assurances prior to closure of sale of individual lots, units, or interest. In phased developments, developed recreational facilities, visitor-oriented accommodations and other key facilities intended to serve a particular phase shall be constructed or guaranteed through surety bonding prior to sales in that phase.

That all sections of the King George County Zoning Ordinance or parts of the Ordinance inconsistent with and/or conflicted with this Ordinance are hereby superseded. That the provisions of this Ordinance shall be in force upon adoption.

#### Zoning Ordinance – Article 4, Supplementary Regulations

##### Section 4.3. Recreational vehicle (R.V.) parks/campgrounds.

4.3.1. Intent. These provisions are designed to accommodate recreational vehicle parks operated in a safe and healthful manner. Recreational vehicle parks may be established by special exception procedures pursuant to Sections 5.4 [Procedures for Special Exception] and 5.5 [Site plan required] of this Ordinance.

4.3.2. Status/requirements. Recreational vehicle parks hereinafter established are Special Exception Uses permitted only in specific named zoning districts. Except as otherwise provided in this Ordinance, a recreational vehicle used for dwelling purposes outside of a legally established and operated recreational vehicle park shall constitute a violation of this Ordinance.

In addition to Special Exception requirements, recreational vehicle parks are subject to the Site Plan requirements of this Ordinance. Notwithstanding other Site Plan requirements of this Ordinance, site plans for recreational vehicle parks shall be drawn to scale of not less than one inch equals twenty feet (1" = 20'), shall be sufficient for the Zoning Administrator to determine that regulations of this Ordinance can and will be satisfied, and shall include information describing surrounding land use, zoning, topography and vegetation. Site Plans shall indicate all proposed streets, utilities and structures with specifications to indicate compliance with the provisions of these regulations.

##### 4.3.2 [A]. Bulk regulations.

4.3.2 [A].1. Density standards. No recreational vehicle park shall contain more than 100 nor less than 10 unit spaces. The minimum unit space area shall be 1800 square feet. The density of unit spaces provided for units shall in no case exceed 15 spaces per gross park acreage and no

one (1) acre shall exceed 25 R.V. unit sites. The minimum area required for application and institution of a recreational park shall be ten (10) contiguous acres.

4.3.2.[A].2. Required separation between units. Units shall be separated from each other and from other structures by at least twenty feet. Any accessory structure such as attached awnings, carports or individual storage facilities shall be considered, for purposes of this separation requirement, a part of the unit.

4.3.3. General requirements.

4.3.3.1. Condition of soil, groundwater level, drainage or topography shall not create hazards to the property or the health or safety of the occupants. R.V. unit sites shall be well-drained, gently sloping and rock free. R.V. unit sites shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

4.3.3.2. The recreational use of motorbikes, trail bikes and motorcycles within recreational vehicle parks is hereby prohibited, unless permission therefor has been specifically granted as a part of the Special Exception approval.

4.3.4. Design standards.

4.3.4.1. At least 75% of the developed unit spaces shall be within areas sufficiently wooded to provide adequate shade, camouflage and buffering from public view.

4.3.4.2. In designing the site, the applicant shall set aside a minimum 100 foot perimeter area of undeveloped land.

4.3.4.3. Exposed ground surfaces in all parts of every recreational vehicle park shall be paved or covered with stone screening, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

4.3.4.4. Sites for structures which will serve as commercial convenience centers shall be no larger than 10% of the total recreational vehicle park or one (1) acre, whichever is the lesser.

4.3.5. Registration of occupants and units. Every owner or operator of a recreational vehicle park shall maintain a register containing a record of all recreational vehicle units and occupants. Such register shall be available to the Zoning Administrator, or any other authorized agent inspecting the recreational vehicle park and shall be preserved for one full year. Said register shall contain:

1. The names and permanent addresses of all recreational vehicle unit occupants;
2. The make, model and license number of the recreational vehicle unit and tow vehicle; and
3. The dates of arrival departure of a unit and its occupants.

4.3.6. Park road system.

4.3.6.1. All recreational vehicle parks shall be provided with safe and convenient vehicular access from an abutting public road to each unit space. Alignment and gradient shall be properly adapted to topography. Surfacing and maintenance of all roads and parking areas shall provide a smooth, all weather surface which shall be well drained and dust free (Ordinance of 10-19-88).

4.3.6.2. Ingress and egress of a unit shall be at a single point which provides circulation to all unit spaces in the recreational vehicle park. The point of ingress and egress shall be designed to minimize congestion and hazards and to allow free movement of traffic on adjacent roads. A

registration office shall be located between the entrance to the recreational park and any structure (excluding signs), service facility or access to unit space in the recreational vehicle park for control of ingress and egress.

4.3.6.3. All weather roads, preferably one-way with adequate width to accommodate anticipated traffic, shall meet the following minimum requirements:

One-way, no parking ..... eleven feet

Two-way, no parking ..... twenty four feet

4.3.6.4. Each recreational vehicle park shall provide sufficient parking and maneuvering space so that parking, locating or maneuvering of units incidental to parking shall not necessitate the use of any public road, sidewalk or right-of-way or any private grounds not part of the recreational vehicle park.

4.3.7. Sanitary stations.

4.3.7.1. Each recreational vehicle park shall be provided with a sanitary station.

4.3.7.2. Sanitary stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any unit space by a distance of at least fifty (50) feet.

4.3.7.3. In no case shall portable toilets be permitted within a recreational vehicle park.

4.3.8. Service facilities. The requirements of this section shall apply to service buildings, recreational buildings and other service facilities such as:

- a. Management offices, repair shops and storage areas;
- b. Sanitary facilities;
- c. Laundry facilities;
- d. Indoor recreational areas;
- e. Commercial uses supplying essential goods or services for the exclusive use of unit occupants.

4.3.8.1. Service buildings. Service buildings shall be conveniently located within a radius of two hundred fifty (250) feet

to the unit spaces to be served.

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4.3.8.2. Each campground shall be provided with one (1) or more service buildings which contain adequate number of

toilet and sanitary facilities. The minimum ratio of sanitary facilities to the number of campsites shall be provided

according to the following schedule:

No. of Sites Toilets Urinals Lavatories Showers Fixtures Other

M W M M W M W

1- 15 1 1 0 1 1 1 1 1 slop drain

16- 30 2 2 0 2 2 1 1

31- 45 2 3 1 3 3 1 1

46- 60 3 4 1 3 3 2 2

61- 75 4 5 1 4 4 2 2

76- 90 4 6 2 4 4 2 2

91-105 5 7 2 4 4 3 3

4.3.8.3. Walks shall be provided to service buildings when internal roads do not provide a direct route.

4.3.8.4. Self-contained unit park. Where a recreational vehicle park is designed for and exclusively limited to use by self-contained units, only the following minimum emergency sanitary facilities shall be required: For each one hundred unit spaces, or fractional part thereof, there shall be one flush toilet and one lavatory for each sex.

4.3.8.5. Accessory facility. When a recreational vehicle park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for unit spaces and shall be based on the total number of persons using such facilities.

4.3.8.6. All rooms containing sanitary or laundry facilities shall:

a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories, and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

b. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of the windows for each required room shall be not less than ten percent of floor area served by them.

c. Have at least one window, which can be easily opened or a mechanical device, which will adequately ventilate the room.

d. Toilets shall be located in separate compartments equipped with self-closing doors. The shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

e. Illumination levels shall be maintained as follows:

Laundry room work area - forty-foot candles; Toilet room, in front of mirrors, - forty-foot candles.

f. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

g. The recreational vehicle park shall provide the following at a convenient location within the parking area; one automatic clothes washer and one clothes dryer for each fifty unit spaces or fractional part thereof.

4.3.9. Solid waste disposal.

4.3.9.1. Health and safety. The storage, collection and disposal of solid waste in the recreational vehicle park shall be so

conducted to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

4.3.9.2. Collection. All solid waste shall be collected at least twice weekly and transported from the park. The owner of the park shall be responsible for providing this service.

#### 4.3.10. Insect and rodent proofing.

4.3.10.1. Vegetation control. The growth of brush, weeds and grass shall be controlled to reduce the harborage of ticks, chiggers and other noxious insects. R.V. parks shall be so maintained as to retard the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

#### 4.3.11. Fire Protection.

4.3.11.1. Litter, rubbish, flammable materials. R.V. parks shall be kept free of litter, rubbish and other flammable materials, which shall be removed from the premises and under no conditions disposed of by burning.

4.3.11.2. Fire extinguisher. Portable fire extinguishes of a type approved by the National Fire Protection Association shall be kept in all service buildings and shall be maintained in good operating condition.

4.3.11.3. Posting of fire regulations. Appropriate regulations for the control and prevention of fire shall be posted in conspicuous locations throughout the park.

4.3.11.4. Barbecue pits, fireplaces, stoves and incinerators. Cooking shelters, barbecue pits, fireplaces and wood burning stoves shall be located, constructed, maintained and used as to minimize fire hazard and smoke nuisance both on the property on which used and on neighboring property. No burning of garbage, animal wastes or other materials that might produce dense smoke or emit objectionable odors will be allowed within the park.

## Montgomery County, Virginia

Montgomery County permits both a “campground” and a “recreational vehicle park” as a special use in its Agricultural Zoning District. It defines “campground” and a “recreational vehicle park” differently, specifically excluding recreational vehicle use from campgrounds.

### ARTICLE II. BASE DISTRICT REGULATIONS

Sec. 10-21. A-1 Agricultural District.

(1) *Purpose.* The A-1 Agricultural District is intended to preserve and enhance the rural, low density character and natural resources of the rural portions of the county where agriculture, forest and open space uses predominate, as well as to accommodate limited amounts of low density residential development that is generally not served by public water or wastewater systems.

This district is generally intended to apply to lands designated in the comprehensive plan as rural or resource stewardship areas. Land in this district is generally not intended to be served with public water or wastewater or to be in proximity to other public services.

(2) *Qualifying lands.* Lands qualifying for inclusion in the A-1 zoning district shall be those within the current A-1 district on the date of adoption of this chapter and other lands within areas mapped as rural or resource stewardship in the comprehensive plan. Qualifying lands shall generally not include those served or planned to be served by public water or sewer service. The minimum area required to create a district shall be ten (10) acres of total contiguous land.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and all other applicable regulations:

(b) Campground.

(cc) Recreational vehicle park.

### ARTICLE IV. REGULATIONS APPLYING TO ALL DISTRICTS

Sec. 10-41. Supplemental district regulations.

(13) *Limitations on vehicles and parking in residential districts.*

(a) Parking areas in front yards shall be limited to the area contained in paved or gravel driveways.

(b) Parking of not more than one (1) commercial vehicle associated with an approved home occupation or home business shall be permitted, provided that such vehicles shall not include any tractor trailer or vehicle exceeding one and one-half (1 1/2) ton capacity. Parking for such vehicles shall not be in any required front or side yard.

(c) Parking of small cargo trailers and recreational vehicles or equipment in a residential district including but not limited to boats, boat trailers, camping trailers, travel trailers, motorized dwellings, tent trailers, houseboats and horse vans, are subject to the following limitations:

1. Such equipment shall not be used for living, sleeping or other occupancy when parked or stored on a residential lot or in any other location not approved for such occupancy use.

2. Such equipment six (6) feet or more in average height, not parked or stored in a garage, carport or other structure, shall not be located in any required front or side yard and shall be located at least three (3) feet from all buildings.

(d) Outdoor storage or overnight parking of buses, trucks or other vehicles exceeding one and one-half (1 1/2) ton capacity shall not be permitted in residential districts on lots of less than two (2) acres.

## ARTICLE VI. DEFINITIONS

### Sec. 10-61. Definitions.

**Campground:** A lot, or tract of land operated either as a commercial or non-commercial enterprise in which seasonal facilities are provided for all or any of the following: camping in tents, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and related to the foregoing, but not including golf, golf driving ranges, miniature golf, mechanical amusement devices or permanent housing facilities for guests. Campground does not mean Recreational Vehicle Park nor Mobile Home Park as defined herein.

**Recreation Establishment:** A commercial sports or amusement facility open to the general public for a fee, including but not limited to:

**Indoor:** Any facility containing such indoor amusement facilities such as billiard tables, pinball machines, bowling, video games, roller rinks, ice rink, swimming pools, bingo parlors, hard or soft courts, and the like, but not including amusement rides or regular live entertainment. Fewer than four video games or pinball machines shall be deemed an accessory use to a retail commercial establishment or restaurant.

**Outdoor:** Any facility containing such outdoor amusement facilities such as golf driving range, miniature golf, batting and pitching cages, hard or soft courts, go-carts, pony rides, swimming pools, water slides, ice rink, and the like, but not including amusement rides or regular live entertainment.

**Recreational vehicle:** A unit primarily designed as temporary living quarters for leisure, recreation, camping or travel use which either has its own motive power or is mounted on or drawn by another vehicle. A recreational vehicle placed on a site for more than one hundred eighty (180) days shall be considered a manufactured home for purposes of this chapter.

**Recreational vehicle park:** A plot of land upon which two (2) or more recreational vehicles are located, established or maintained, temporarily or otherwise, as temporary living quarters for recreation, leisure, camping or travel purposes. (also see Campground).

## **Page County, Virginia**

Page County permits “RV parks and campgrounds” the Woodland-Conservation and Agricultural zoning districts by special use permit. It also has a separate chapter in its ordinance to regulate Recreation Vehicle Parks and Campgrounds. The ordinance is notable in that it adopts many terms used by the recreational vehicle industry (including “RV’ing” and “RV’ers”, suggesting that it might have been adapted from a model ordinance provided by someone in the industry.

### **Chapter 128: RECREATION VEHICLE PARKS AND CAMPGROUNDS**

Adopted by the Board of Supervisors of the County of Page 5-11-1999. Amendments noted where applicable.

#### **GENERAL REFERENCES**

Abandoned vehicles — See Ch. 115.

Vehicles and traffic — See Ch. 118.

Zoning — See Ch. 125.

#### **§ 128-1. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**ACCESSORY USES** — Offices, recreational facilities, convenience stores, gift shops, service buildings, rest rooms, dumping stations, showers, laundry facilities, storage units, and other uses and structures customarily a part of the RV park or campground operation for the use of occupants.

**AUTHORITY HAVING JURISDICTION** — The organization, office, or individual responsible for approving equipment, equipment installation, a permit, or a procedure.

**CABIN/CAMPING** — A hard-sided tent or shelter less than 400 square feet in area

**CABIN/HOUSEKEEPING** — A rustic cabin less than 400 square feet in area providing guests with full service amenities as an alternative to other forms of rental lodging.

**CAMPERS** — A person or persons participating in RV’ing or camping.

**CAMPGROUND/RECREATION VEHICLE PARK** — Any parcel or tract of land upon which two or more recreation vehicle or camping sites are located, established or maintained for occupancy by recreation vehicles or camping units as temporary living quarters for recreation or vacation purposes.

**A. PRIMITIVE**— A site where no hookups are provided at the individual sites.

**B. DEVELOPED**— A site accessible by vehicular traffic where RV sites are substantially developed with two or more utilities, i.e., sewer, water, or electricity.

**CAMPGROUND/RECREATION VEHICLE SITE** — A plot of ground within a recreation vehicle park or campground intended for the accommodation of either a recreation vehicle, tent, or other individual camping unit on a temporary basis.

**CAMPING UNIT** — A structure, shelter or vehicle designed and intended for occupancy by persons engaged in RV’ing or camping. The basic units are recreational vehicle, camping cabin, housekeeping cabin, tent, and other rental accommodations for enjoying the outdoor experience.

**DENSITY** — The number of camping unit sites on a unit of land area.

**GREENBELT** — A strip of land, containing landscaping or other aesthetic site obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not camping units, buildings or recreation areas.

**MINIMUM PARCEL SIZE** — The minimum land area required to accommodate an RV park or campground.

**OCCUPANCY** — The presence of guest(s) in a camping unit for a site night where rent is received.

**OPERATOR** — The owner of RV park or campground or his/her designee.

**OWNER** — The owner of an RV park or campground or his/her designee.

**RECREATION AREA** — A specific area of the RV park or campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of guests of the RV park or campground.

**RECREATIONAL VEHICLE (RV)** — A vehicular-type camping unit certified by the manufacturer as complying with ANSI A119.2 or A119.5 and primarily designed to provide travel and destination RV'ing that either has its own mode of power or is mounted on or towed by another vehicle. The basic units are camping trailer, fifth-wheel trailer, motor home, park trailer, travel trailer, and truck camper.

(1) **CAMPING TRAILER**— A recreational vehicle that is mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold for use.

(2) **FIFTH-WHEEL TRAILER**— A recreational vehicle designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(3) **MOTOR HOME**— A recreational vehicle built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

(4) **PARK TRAILER**— A recreational vehicle that meets the following criteria:

(a) Built on a single chassis mounted on wheels.

(b) Certified by the manufacturer as complying with ANSI A119.5.

(5) **TRAVEL TRAILER** — A recreational vehicle designed to be towed by a motorized vehicle containing a towing mechanism that is mounted behind the tow vehicle's bumper.

(6) **TRUCK CAMPER** — A recreational vehicle consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck.

**RECREATIONAL VEHICLE/DEPENDENT** — A recreational vehicle not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system.

**RECREATIONAL VEHICLE/INDEPENDENT** — A recreational vehicle containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV is also referred to as a "self-contained recreational vehicle."

**RENT** — Compensation or other consideration given for a prescribed right, use, possession or occupancy of an RV park or campground.

**RENTAL/ON-SITE** — A camping unit placed within an RV park or campground which is available for rental to guests.

RV'ers — Individuals who use recreational vehicles for RV'ing and camping, including but not limited to the following categories:

(1) DAILY/OVERNITER — Typical are the many RV'ers and campers who stay for a day or a week as an alternative to other types of lodging; typically travelers, area visitors, or tourists enjoying local attractions of a given area.

(2) EXTENDED STAY — Those who stay in a given recreational vehicle park or campground for an extended period of time. The term "extended stays" is generally used in describing three groups as follows:

(a) Individuals who have selected a recreationally centered lifestyle and who list a specific location for a traditional season.

(b) Individuals who have selected interim lodging during temporary transfer to a new locality or while awaiting construction of conventional housing.

(c) Individuals who frequently relocate for employment purposes.

(d) Type of camper not period of time.

SERVICE BUILDING — A structure or portion thereof that is used to house sanitary facilities, such as water closets or lavatories. It may include other facilities for the convenience of the RV park or campground guests.

SITE — The portion of an RV park or campground where the camping unit is situated.

TENT — A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

#### § 128-2. Purpose.

The purpose of this code shall be to provide rules, regulations, and standards for development of RV parks and campgrounds in the County of Page, ensuring that the public health, safety, and general welfare are protected; that orderly growth and development together with the conservation, protection, and proper use of land shall be ensured; that proper provisions for all public facilities shall be made; and that local government is given appropriate control over the zoning and location of RV parks and campgrounds in their respective community.

#### § 128-3. Enforcement; zoning; plot plan requirements.

A. The Page County Zoning Administrator is the officer having enforcement authority.

B. RV parks and campgrounds may be allowed in Woodland-Conservation and Agricultural Districts by special use permit.

C. Plot plan required. Every application for the construction, operation, maintenance, and occupancy for an RV park or campground shall be accompanied by plans and specifications, at a minimum scale of one inch to 50 feet fully setting out the trailer spaces, the position of each travel trailer, motor vehicle parking spaces, the interior road giving access thereto, buildings, and recreation areas and a plan of landscaping.

Before any permit is issued for an RV park or campground and the use thereof, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), Virginia Department of Transportation (VDOT), and Health Departments, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission, and provided further that said plans and specifications are in accordance with state regulations governing RV parks and campgrounds.

#### § 128-4. Standards.

A. Permanent occupancy prohibited: No camping unit shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond seven months in any twelve-month period shall be presumed to be permanent occupancy.

B. Density.

(1) Location and access: No RV park shall be located except with direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from an RV park shall be permitted through a residential district nor require movement of traffic from the park through a residential district.

(2) Spaces for occupancy, uses permitted, and length of stay: Spaces in RV parks may be used by travel trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces shall be rented by the day only, and occupant of such space shall remain in the same RV park not more than 14 days unless occupancy is on an extended-stay site.

(3) The minimum parcel size shall be 10 contiguous acres.

(4) The average number of sites per acre shall be a maximum of 20.

(5) A minimum of 20% of the entire tract of land, excluding sites and buildings used for the RV park, shall be open area and recreation, of which no more than 50% can be a body of water.

(6) Exposed ground surfaces in all parts of RV parks and campgrounds shall be paved or covered with crushed stone or gravel or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

(7) Each daily rental site shall be a minimum of 1,600 square feet. Extended-stay sites shall be 3,000 square feet.

(8) Minimum width of sites for daily rental shall be 25 feet. For extended-stay sites, minimum width shall be 50 feet. Minimum distance between units shall be 20 feet. Minimum distance between sites shall be 10 feet.

§ 128-5. Health and sanitation requirements.

A. All health and sanitation requirements shall be in accordance with the Virginia Department of Health requirements for campgrounds and RV parks.

B. RV parks must have a service building constructed of cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition. They shall conform to existing building codes.

§ 128-6. Design of access to park.

A. Entrances and exits to RV parks and campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the park shall be through such entrances, and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within 100 feet, where speed limit is less than

45 miles per hour, or 150 feet, where speed limit is 45 miles per hour or more, or VDOT requirements, whichever is greater.

B. Minimum width of interior roads shall be 10 feet for one-way traffic and 20 feet for two-way traffic.

§ 128-7. Yards and setbacks.

A. Where necessary, additional buffering may be required in developed areas or areas of potential growth.

B. The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.

§ 128-8. Violations and penalties.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating, causing or permitting the violation of any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined up to \$2,500 or imprisoned for up to 12 months, or both. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such persons, firm or corporation and shall be punishable as herein provided.

**Roanoke County, Virginia** (please see Bedford County, Virginia)

**The City of Suffolk, Virginia**

The City of Suffolk permits a “campground” as a special use in its Agricultural Zoning District and as a by-right use in some of its commercial districts. It also provides specific performance standards for campgrounds in all districts.

City of Suffolk Unified Development Ordinance

**CAMPGROUND** An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and major recreational equipment, and which is primarily used for recreational purposes and is operated in accordance with all applicable health department regulations for campgrounds.

The term “campground” also includes, but is not limited to, tourist camps, travel trailer camps, recreation camps, family campgrounds, camping resorts, camping communities or any other area, place, parcel or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and/or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale or by covenants, restrictions and easements. This definition is not intended to include summer camps, and migrant labor camps as defined in §§ 35.1-16 and 32.1-203 of the Code of Virginia, construction camps, permanent mobile home parks, or storage areas for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions and conditions from providing his sanitary facilities within his property lines. (Source: 12 VAC 5-450-10)

**31-704 CAMPGROUNDS.**

Campgrounds shall meet all of the following standards:

- (a) Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.
- (b) Towed vehicles within the campground shall not exceed eight (8) feet in width.
- (c) Separate camping areas shall be maintained for independent units, dependent units, and tents.
- (d) Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least twenty-five (25) feet in width.
- (e) Each campground shall provide a recreational area consisting of one hundred (100) square feet per campground space.
- (f) Campsites shall be spaced so that there is at least: ten (10) feet between sites; eight (8) feet from the interior roadways; fifty (50) feet from exterior roadways; and fifteen (15) feet from property lines.
- (g) Parking spaces and interior roadways shall be paved or treated to reduce dust.
- (h) Sewage facilities shall be connected to a public sewer collection and treatment system.
- (i) If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.
- (j) At least one public telephone shall be provided.

- (k) Walkways within the campground area shall be at least four (4) feet wide with an all-weather surface.
- (l) Streets and walks shall be lighted every four hundred (400) feet conforming to the overall design of the campground.
- (m) At least one (1) service building with a restroom shall be provided for every twenty (20) spaces.
- (n) All areas within the campground must have an acceptable form of ground cover to prevent erosion and blowing dust.
- (o) One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.
- (p) All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
- (q) Adjoining residential areas shall be screened as set forth in the Landscaping Standards.
- (r) At least one clothes washing machine shall be provided for the first ten (10) spaces, plus one machine per each additional fifteen (15) spaces. One clothes dryer shall be provided per each twenty (20) spaces. These requirements may be waived by the Administrator if adequate facilities exist in the surrounding area.
- (s) Each campground shall provide at least one full-time attendant. A permanent record of registrations shall be maintained.

## Zoning Ordinances from Other States

### **Brevard County, Florida**

<http://www.brevardcounty.us/zoning/documents/zonsup41.pdf>

Brevard County permits treats individual recreational vehicles as a permitted use in its Mobile Home Park zoning district and as an accessory use in those districts that permit “fish camps.” It does not allow individual recreational vehicles or recreational vehicle park in any other zoning district except the Recreational Vehicle Park and Recreational Vehicle Park Destination Resort districts which are specifically designed for recreational vehicles.

The Recreational Vehicle Park Zoning District is very similar to the existing Rockingham County Virginia Manufactured Home Zoning District as well as the Recreational Vehicle Park Zoning District proposed for Rockingham County.

The Recreational Vehicle Park Destination Resort Zoning District is a planned unit development district that was used as a model for the proposed Planned Recreational Resort District. Additionally, Brevard limits commercial uses in Recreational Vehicle Park Destination Resorts with between 250 and 1,000 campsites to those permitted in its “restricted neighborhood retail commercial zoning classification.” In Recreational Vehicle Park Destination Resort with 1,000 units or more all uses permitted in the general retail commercial use zoning classification are permitted. Commercial uses are not permitted in projects under 250 units.

The county also specifies a maximum commercial use of one acre per each 250 units in all Recreational Vehicle Park Destination Resorts.

#### **Sec. 62-1404. Mobile home park, TR-3.**

The TR-3 mobile home park zoning classification encompasses land devoted to mobile home parks.

(1) *Permitted uses.*

a. Permitted uses are as follows:

Mobile homes and modular coaches, exclusive of travel trailers and recreational vehicles.

#### **Sec. 62-1406. Recreational vehicle park, RVP.**

The RVP recreational vehicle park zoning classification encompasses lands devoted for recreational vehicle, tent, park trailer and cabin use together with such ancillary structures as allowed to promote a recreational type atmosphere for both park owners and/or their guests. Regulations for the RVP recreational vehicle park zoning classification are as follows:

(1) *Permitted uses.*

a. Spaces or lots in RVP recreational vehicle parks may be used by a recreational vehicle or equivalent facilities constructed in or on automotive vehicles, or tents, or other shortterm housing devices, or park trailers, or cabins. Cabins or park trailers utilized for shortterm use may comprise no more than 20 percent of the permitted spaces or lots, and shall not exceed a maximum of 1,000 square feet each in size.

b. Nonrecreational services and administrative buildings are permitted.

c. Parks and public recreational facilities.

d. Permitted uses with conditions:

Convenience store as accessory use to recreational vehicle park.

Preexisting use.

Recreational vehicle destination park. (see section 62-1841.5)

e. Attachments to principal structures:

1. In no event shall the principal structure be expanded in any manner that changes the structure of the base unit.
2. Attachments are further limited as follows: No attachment or combination of attachments and accessory structures shall exceed 50 percent of the square footage of the recreational vehicle unit, not including a carport. An administrative approval for accessory buildings or attachments may be allowed up to a maximum of 100 percent of the square footage of the recreational vehicle unit as long as the additional square footage is consistent with the character of the surrounding area. Unless otherwise provided for in this chapter attachments shall have no kitchen facilities.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

Additional accessory uses are as follows:

a. The following uses are permitted as accessory to the recreational vehicle park primarily as a convenience for the guests of the park:

1. Laundry facilities.
2. Private golf courses, playgrounds and picnic areas.
3. Recreational ball and game courts.
4. Swimming pools.
5. Boat rental, including bait, fishing and sports accessories sales serving only guests of the recreational vehicle park.
6. Manager's residence.

(3) *Conditional uses.* Conditional uses are as follows:

- Change of nonconforming agricultural use.
- Land alteration (over five acres and up to ten acres).
- Residential/recreational marina.
- Substantial expansion to a preexisting use.
- Towers and antennas.

(4) *Site plan or subdivision plat approval.* Final site plan approval shall be in accordance with the provisions of article VIII of this chapter. If the park is to be platted, the park shall meet all applicable requirements of article VII of this chapter, pertaining to subdivisions.

(5) *Definitions.* For the purpose of this section, the following words and phrases shall have the meanings ascribed to them by this subsection:

- a. *Cabin* means a structure, the use of which may be for permanent housing, that is permanently affixed to the ground and shall comply with the building code and regulations as

adopted by the board of county commissioners and the statutes and regulations of the state concerning buildings, electrical installations, plumbing and sanitation systems.

(6) *Design and Locational standards for parks.*

a. *Minimum size.* Each parcel of land to be used for a recreational vehicle park shall be a minimum of five acres in size.

b. *Density.* The density of recreational vehicle parks located within lands designated neighborhood commercial or community commercial on the Future Land Use Map (FLUM) shall not exceed a maximum density of ten recreational vehicle sites or lots per acre. For recreational vehicle park properties located outside of neighborhood commercial or community commercial land use designations on the Future Land Use Map, there shall be a maximum of ten recreational vehicle sites or lots per acre, or the maximum designated residential density, whichever is less. This density allowance shall also apply to tent camping areas.

c. *Locational Requirements* Recreational vehicle parks shall be located in areas which serve the needs of tourists and seasonal visitors to Brevard County. The location of recreational vehicle parks shall meet one of the following minimum locational criteria:

1. Within lands designated as Neighborhood Commercial (NC) or Community Commercial (CC) on the future land use map (FLUM) location shall have access to interstate interchanges via arterial and principal collector transportation corridors; or
2. Outside of community commercial and neighborhood commercial FLUM designations only those locations where the surrounding existing or planned land uses are recreational, mobile home or tourist related, and where the character of the proposed development is compatible with existing, surrounding uses, utilizing the land use compatibility matrix in section 62-1255.

d. *Recreational areas.*

1. A minimum of ten percent of the total land area of a recreational vehicle park shall be devoted to one or more common use areas for recreational activity.
2. Such recreational areas shall be exclusive of recreational vehicle sites, buffer strips, street right-of-way and storage areas; however, the periphery of such recreational areas may contain utility sites and other nonrecreational service buildings, the area of which will be subtracted from the computed recreational area. Recreational areas shall be easily accessible to all park users and management. Although the required space for recreational usage may be met through more than one recreational site, the minimum size of any such area shall be 20,000 square feet.
3. Provisions for all common open space and the construction of recreational facilities which are shown on the site plan or subdivision plat shall proceed at an equivalent or greater rate as the construction of individual recreational vehicle sites or lots.

(7) *Design requirements for recreational vehicle sites or lots.*

a. *Minimum lot size.* Each recreational vehicle site shall have a minimum area of 2,000 square feet, and shall have a minimum width of 30 feet and minimum depth of 60 feet.

b. *Access.* Each recreational vehicle site or lot shall abut on at least one street within the boundaries of the recreational vehicle park, and access to the site shall be only from such an internal street.

c. *Setbacks.*

1. The front setback, from the lot line in a platted park or from the street in an unplatted park, shall be ten feet.
2. The side setback shall be five feet on one side and ten feet on the other side.
3. The rear setback shall be ten feet.

d. *Appurtenances and accessory structures.* Temporary appurtenances, such as cabanas and awnings, may be erected on a recreational vehicle site or lot as long as such appurtenances do not violate the following setback requirements: Any appurtenance or accessory structure shall be located at least five feet from any side or rear site or lot line and ten feet from any front site or lot line.

(8) *Provision of services.*

a. *Storage.* Outdoor storage of recreational vehicles is permitted, provided that such storage takes place within an area especially set aside for such use.

b. *Animal control.* It shall be the responsibility of the park manager to ensure that no owner or person in charge of an animal shall permit the animal to run at large or to commit any nuisance within the limits of any recreational vehicle park.

(9) *Park operation.*

a. *Responsibilities of park management.* The owner of a recreational vehicle park or the park management shall at all times maintain the park and its facilities in a clean, orderly and sanitary condition. The park management shall inform all park occupants of the provisions of this section and other related ordinances and statutes, and of their responsibilities thereunder.

b. *Length of occupancy.* No established or new recreational vehicle unit as defined within these regulations shall be considered to be a permanent residence, and occupancy shall be limited to no more than 180 consecutive days, except for cabins and park trailers within a recreational vehicle park destination resort as provided by section 62-1841.5(1).

(10) *Maximum height of structures.* Maximum height of structures is 35 feet.

(Code 1979, § 14-20.10(F); Ord. No. 93-25, § 1, 11-10-93; Ord. No. 94-25, §§ 1-4, 12-12-94; Ord. No. 95-47, § 46, 10-19-95; Ord. No. 95-49, § 10, 10-19-95; Ord. No. 95-49, § 18, 10-19-95; Ord. No. 96-16, §§ 49, 50, 3-28-96; Ord. No. 98-12, § 10, 2-26-98; Ord. No. 01-30, § 6, 5-24-01; Ord. No. 2002-01, § 13, 1-8-02; Ord. No. 2002-49, § 28, 29, 9-17-02)

## **SPECIFIC CRITERIA FOR PERMITTED USES WITH CONDITIONS AND CONDITIONAL USES**

### **Subdivision II.**

#### **Permitted Uses With Conditions**

##### **Sec. 62-1833.7. Convenience store as accessory use to recreational vehicle park.**

A convenience store, with or without gas sales, as an accessory use to a recreational vehicle park, shall be subject to the requirements of this section. The recreational vehicle park shall

have a minimum of 250 sites or lots, and the convenience store shall be located internally to the park to best serve the guests of the park. The convenience store shall not be located on the perimeter of the project and shall be located so as not to attract a market substantially outside the project.

(Code 1979, § 14-20.16.2(B)(23); Ord. No. 95-49, § 10, 10-19-95)

**Sec. 62-1841. Recreational vehicles.**

Recreational vehicles may be permitted as an accessory use at fishing camps or flea markets. Such vehicles shall be self-contained and shall not be connected to any utility except electricity. The length of stay for such vehicles shall be limited to 72 hours. There shall be a maximum of ten vehicles per acre, but no more than 30 vehicles, at any fishing camp or flea market, regardless of the size of the fishing camp or flea market. (Code 1979, § 14-20.16.1(11))

**Sec. 62-1841.5. Recreational vehicle park destination resort.**

A recreational vehicle park destination resort is a large scale, low density RV park oriented to the long term permanent or part time/seasonal resident. As such, it will offer facilities that exceed that of a standard RV park including more open space and recreational facilities and supporting commercial facilities. Open space, recreational and commercial facilities are permitted as described in the planned unit development classification.

(1) Permitted uses. Same as RVP except resort homes may comprise up to 50 percent of the permitted spaces or lots. Resort homes and park trailers may be considered as a permanent residence, and may be occupied by the owner for more than 180 consecutive days. A resort home, for the purpose of this section, is a site built single family residential structure intended for short term vacation or seasonal use or long term/permanent use.

(2) Accessory uses. Same as RVP except the total combined structural coverage of a recreational vehicle unit or resort home and any one or more of the permitted accessory structure shall not exceed 50 percent of the area of the recreational vehicle lot or resort home lot, not including a carport.

Where one or more accessory structures are located on a lot designed for and limited to use by a self-contained recreational vehicle, one accessory structure may contain a full kitchen. However, the site may not be occupied unless a self-contained recreational vehicle is parked on the site at the time of occupation. The accessory structure shall not be used as a separate, stand alone living unit.

(3) Site size shall be a minimum of 100 acres.

(4) The density of recreational vehicle park destination resorts located within lands designated neighborhood commercial or community commercial on the future land use map (FLUM) shall not exceed a maximum density of five recreational vehicle site or lots per acre. For recreational vehicle park destination resorts located outside of neighborhood commercial or community commercial land use designations on the FLUM, there shall be a maximum of five recreational vehicle site or lots per acre, or the residential density of the comprehensive plan, whichever is less. Density allowances shall also apply to tent camping areas.

(5) Lot size for resort home lots shall be a minimum of 4,000 square feet with a minimum lot width of 40 feet.

(6) Common open space. Twenty-five percent of the gross site acreage shall be delineated as tracts for common recreation and open space. Allocation of common recreation and open space facilities shall be determined utilizing the definition of "usable common open space" in section 62-1102 of this chapter.

(7) Commercial uses.

a. Commercial uses will be limited to those uses permitted in the BU-1-A (restricted neighborhood retail commercial zoning classification) for projects of a size equal to or greater than 250 units but less than 1,000 units, and to those uses permitted in the BU-1 (general retail commercial use zoning classification) for projects of a size equal to or greater than 1,000 units. Commercial uses are not permitted in projects under 250 units. More intense commercial uses may be permitted by use on review.

b. The maximum commercial use area permitted shall be one acre per each 250 units. Such areas shall be situated internally and buffered so as not to create detrimental effect on residential areas. Such areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to a major through road so as to attract a market substantially outside of the project, unless such location is consistent with the location standards of the future land use map series for such uses.

c. Commercial use area shall be constructed and fully improved by the developer at a rate equivalent to, but not exceeding, construction of residential structures.

(Ord. No. 93-25, § 2, 11-10-93; Ord. No. 94-25, § 5, 12-12-94; Ord. No. 98-17, § 1, 3-24-98; Ord. No. 2000-31, § 1, 5-9-00; Ord. No. 2002-01, § 8, 1-8-02)

**Subdivision VI.**

**Commercial**

**Sec. 62-1481. Restricted neighborhood retail commercial, BU-1-A.**

The BU-1-A restricted neighborhood retail commercial zoning classification encompasses lands devoted to limited retail shopping and personal services to serve the needs of nearby low-density residential neighborhoods.

(1) *Permitted uses.*

a. The following uses, or other uses of similar nature that are compatible with the character of the uses specifically set forth in this subsection, are permitted. All business uses and all materials and products shall be confined within substantial buildings completely enclosed with walls and a roof.

Administrative, executive and editorial offices.

Antique shops.

Art goods and bric-a-brac shops.

Artists' studios.

Bakery sales, with baking permitted on the premises.

Banks and financial institutions.

Barbershops and beauty parlors.

Bookstores.

Ceramics and pottery; finishing and sales only; no production or firing.

Commercial schools offering instruction in dramatic, musical or other cultural activity.

Computer sales, service and repair.

Confectionery and ice cream stores.  
Contractor's offices; general contractor's administrative offices only, no outside storage or storage in open vehicles.  
Curio shops.  
Dental clinics.  
Dog and pet beauty parlors, with no outside kennels or runs.  
Drug and sundry stores.  
Florist shops.  
Foster homes.  
Gift shops.  
Group homes, levels I and II, subject to the requirements set forth in-section 62-1835.9.  
Hat cleaning and blocking.  
Hobby shops.  
Interior decorating and draperies.  
Jewelry stores.  
Learning centers.  
Leather goods stores.  
Luggage shops.  
Mail order offices.  
Medical buildings and clinics.  
Messenger offices.  
Millinery stores.  
Music shops.  
Newsstands.  
Optical stores.  
Paint and wallpaper stores.  
Parks and public recreational facilities.  
Photographic studios.  
Professional offices.  
Resort dwellings.  
Shoe repair shops.  
Shoe stores.  
Single-family residence.  
Soft drink stands.

Souvenir stores.  
Stationery stores.  
Tailor shops.  
Tea rooms.  
Tobacco stores.  
Wearing apparel stores.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Bait and tackle shop.  
Coin laundromat.  
Preexisting use.  
Snack bar and restaurant.

**Sec. 62-1482. General retail commercial, BU-1.**

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, waterdependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

*(1) Permitted uses.*

a. All business uses and all material and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the buildings. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, and boats.

b. The following uses, or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted, and shall be limited to retail only:

Administrative, executive and editorial offices.  
Antique shops.  
Aquariums.  
Art goods and bric-a-brac shops.  
Artists' studios.  
Auditoriums.  
Automobile hire.  
Automobile parts, if confined within a structure.

Automobile repairs, minor (as defined in Section 62-1102).

Automobile sales and storage, provided sales are from a permanent structure and the storage area meets the requirements of article VIII of this chapter, pertaining to site plans, and article XIII, division 2, of this chapter, pertaining to landscaping.

Automobile tires and mufflers (new), sales and service.

Automobile washing.

Bait and tackle shop.

Bakery sales, with baking permitted on the premises.

Banks and financial institutions.

Barbershops and beauty parlors.

Bed and breakfast inn.

Bicycle sales and service.

Billiard rooms and electronic game arcades (soundproofed).

Bookstores.

Bowling alleys (soundproofed).

Cafeterias.

Ceramics and pottery; finishing and sales; no production or firing except accessory to on site sales only.

Civic, philanthropic or fraternal organizations.

Coin laundromats.

Colleges and universities.

Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.

Confectionery and ice cream stores.

Conservatories.

Contractors' offices, with no outside storage.

Convenience stores, with or without gasoline sales.

Curio shops.

Dancing halls and academies (soundproofed).

Child or adult day care centers.

Display and sales rooms.

Dog and pet hospitals and beauty parlors, with no outside kennels or runs.

Drug and sundry stores.  
Dyeing and carpet cleaning.  
Electrical appliance and lighting fixtures.  
Employment agencies.  
Fraternities and sororities.  
Florist shops.  
Foster homes.  
Fruit stores (packing on premises).  
Funeral homes and mortuaries.  
Furniture stores.  
Furriers.  
Gift shops.  
Grocery stores.  
Group homes, levels I and II, subject to the requirements set forth in section 62-1835.9.  
Hardware stores.  
Hat cleaning and blocking.  
Hobby shops.  
Hospitals.  
Interior decorating, costuming and draperies.  
Jewelry stores.  
Laboratories.  
Laundries.  
Lawn mower sales.  
Leather good stores.  
Luggage shops.  
Mail order offices.  
Meat, fish and seafood markets.  
Medical buildings and clinics, and dental clinics.  
Messenger offices.  
Millinery stores.  
Motorcycle sales and service.  
Music, radio and television shops and repairs.  
Newsstands.  
Nursing homes.

Optical stores.  
Paint and wallpaper stores.  
Parking lots (commercial).  
Parks and public recreational facilities.  
Pawnshops.  
Pet shops, with property enclosed to prevent any noxious odors.  
Photograph studios and galleries.  
Plant nurseries (no outside bulk storage of mulch, topsoil, etc.).  
Post offices.  
Printing services.  
Professional offices and office buildings.  
Resort dwellings.  
Restaurants.  
Sale of alcoholic beverage, package only.  
Schools for business training.  
Schools, private or parochial.  
Shoe repair shops.  
Shoe stores.  
Single-family residence.  
Soft drink stands.  
Souvenir stores.  
Stationery stores and bookstores.  
Tailor shops.  
Tearooms.  
Telephone and telegraph stations and exchanges.  
Television and broadcasting stations, including studios, transmitting stations and towers  
and other incidental uses usually pertaining to such stations.  
Theaters, but no drive-ins.  
Ticket offices and waiting rooms for common carriers.  
Tobacco stores.  
Upholstery shops.  
Wearing apparel stores.  
Worship, places of.

c. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

- Assisted living facility.
- Automobile and motorcycle repair (major) and paint and body work.
- Boat sales and service.
- Cabinetmaking and carpentry.
- Dry cleaning plants, accessory to pickup stations.
- Farm machinery sales and service.
- Gasoline service stations.
- Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products.
- Outdoor restaurant seating.
- Outside sale of mobile homes.
- Preexisting use.
- Substations, and transmission facilities.
- Security mobile home.
- Self storage mini-warehouses.
- Tourist efficiencies and hotels and motels.
- Treatment and recovery facility.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to commercial and residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5). Additional accessory uses are as follows:

- a. Completely enclosed lumber sales are permitted as an accessory use to hardware and supply stores.
- b. A roadside stand used as provided in chapter 86, article IV, is permitted as an accessory use.

(3) *Conditional uses.* Conditional uses are as follows:

- Alcoholic beverages for on-premises consumption.
- Change of nonconforming agricultural use.
- Commercial entertainment and amusement enterprises (small scale and large scale).
- Commercial/recreational and commercial/industrial marinas.
- Land alteration (over five acres and up to ten acres).
- Performance Overlay Districts.
- Plant nurseries (with outside bulk storage of mulch, topsoil, etc.)
- Security mobile home.

Substantial expansion of a preexisting use.

Towers and antennas.

Trailer and truck rental.

## **Calvert County, Maryland**

### **6-9 CAMPGROUNDS & RECREATIONAL VEHICLE CAMPS**

#### **6-9.01 Regulations**

The following regulations shall apply to the creation of any new campground or recreational vehicle camp, or the enlargement of any lawfully existing camp approved by the Board of Appeals. Campgrounds and recreational vehicle camps shall be referred to as "camps" in this Section.

#### **A. Ownership and Subdivision**

A camp established as a special exception shall remain under one ownership and subdivision shall not be permitted except as provided by the County Zoning Ordinance and Subdivision Regulations.

#### **B. Setbacks**

Any vehicle, building, tent, or other structure in such camp shall be located at least 150 feet from the right-of-way of any adjoining public road, and at least 100 feet from the nearest boundary line of such camp.

#### **C. Density**

The density of vehicle spaces shall not exceed 15 per acre for the gross acreage.

#### **D. Roads**

Interior roads shall have a minimum dust free surface of 20 feet, except that one-way roads may have a minimum dust-free surface of 12 feet.

#### **E. Water and Sewerage**

1. Campgrounds and recreational vehicle camps shall provide an adequate potable water supply at such locations and of such construction as may be required by the Maryland Department of Health and Mental Hygiene.

2. Recreational vehicle camps shall provide sewage dumping stations as required by the Maryland Department of Health and Mental Hygiene.

#### **F. Service Buildings**

Each camp shall provide conveniently located service building(s) as required by the Maryland Department of Health and Mental Hygiene.

#### **G. Garbage and Trash Collection**

Stations shall be provided in such numbers and at such locations so as to facilitate storage and collection of garbage and trash. Management of the camp shall be responsible for the collection and disposal of garbage and trash.

#### **H. Special Conditions**

The property shall be surrounded by a 20-foot wide vegetative buffer. Special conditions, such as the provision of fencing and/or planting or other landscaping, additional setback from property lines, provisions for lighting, and other reasonable requirements deemed necessary to safeguard the general community interest and welfare, may be invoked by the Board of Appeals as requisites to the granting of a special exception.

#### **I. Fire Protection**

Each camp shall provide such fire protection equipment as may be required by the Fire Marshal.

#### J. Vehicle Space

Each designated vehicle space shall have a minimum width of 25 feet, and a minimum area of 1500 square feet.

## City of Detroit Lakes, Minnesota

[http://www.ci.detroit-lakes.mn.us/government/gov\\_ord.htm](http://www.ci.detroit-lakes.mn.us/government/gov_ord.htm)

### DETROIT LAKES CITY CODE

Adopted March 1, 1985

#### Chapter 200 Administration

##### Section 608 - Tourist Park

Park License Fee	\$100.00
Recreational Vehicle Permit Fee	\$40.00
Private Site Trailer Permit Fee	\$25.00

Amended by Resolution 5/6/03

#### Chapter 600 Licenses

##### Section 608. Tourist Park

Subsection 608.01 Definitions. For the purpose of this chapter, the following terms shall have the meaning herein given:

Subdivision 1. "Recreational Vehicle," or "RV." Any travel trailer, park model trailer, camper, slide-in pickup camper, motor home, mini-motor home or other recreational vehicle not on a permanent foundation, including any structure or vehicle used or capable of use as living quarters for human habitation or for human shelter, currently mounted on wheels, formerly mounted on wheels or designed for installation on or transportation by a wheeled vehicle and capable of being moved from place to place, either by its own power or by power supplied by a vehicle attached or to be attached thereto and which does not require a special highway movement permit based on size or weight.

Subd. 2. "Tourist Park," or "Park." Any plot of ground where space is provided for, or on which is located, **more than one recreational vehicle** as defined by this ordinance.

Subd. 3. "Tourist Park Site Plan." A sketch, diagram, or plat showing the location, sizes, distances, and arrangement of the following: accommodations for vehicles, property lot lines, streets, driveways, driving and walking paths, parking areas, open space areas, outdoor recreational facilities, storage lockers, permanent or temporary structures, bathing facilities, toilet facilities, other impervious surfaces, water mains, and septic tanks or other sanitary facilities.

Subsection 608.02 Tourist Park License Required. No owner, lessee or occupant of property, nor any other person or entity shall keep, allow, operate, or maintain a tourist park within the City without first obtaining a license to do so. Such licenses shall be issued on a calendar year basis; provided that an initial license may be issued for the remainder of a calendar year at a pro-rata portion of the annual fee. The annual fee for a tourist park license shall be as set forth in Chapter 210 and shall accompany the application for license. A license issued under this ordinance may be subject to such conditions as are determined by the City Council to be necessary to ensure compliance with this ordinance or other applicable laws or regulations, or to prevent the creation of a public nuisance.

Subsection 608.03 Tourist Park License Application. In addition to the information required by Section 601.02 of the Detroit Lakes City Code, the application for a tourist park license shall include the name of the park's owner, manager, park land property owner, and park land property lessee, if other than the licensee; the size of the parcel to be used; the maximum number of vehicles to be accommodated; information as to the water supply, toilet and sanitary facilities; and a Tourist Park Site Plan as defined by this ordinance.

Subsection 608.04 Tourist Park Requirements. No license shall be issued unless the proposed tourist park contains water, bathing, and sanitation facilities adequate for the maximum number of vehicles to be accommodated. The sanitary facilities shall be connected to the city sewer systems if available. No license shall be issued unless the tourist park is provided with electricity, adequate sanitary sewer and water facilities and adequate facilities for disposal of garbage and rubbish. Every tourist park shall be operated in accordance with the applicable statutes and state health department regulations or other applicable regulations. In the event that any provision of this ordinance or any condition of the tourist park license is violated, that license may be revoked by action of the City Council.

Subsection 608.05 Park Register. Each licensee shall keep current a register of all persons provided accommodations at the tourist park. The register shall include the name and home address of each person, date of arrival, destination, and the brand name and license number of each vehicle.

Subsection 608.06 Park Maintenance. Each licensee shall maintain the tourist park in a safe and sanitary condition so as not to endanger the health or safety of the occupants of the park or the surrounding community.

Subsection 608.07 Park Inspection. Each licensee shall permit authorized city representatives to inspect the tourist park premises for purposes of determining compliance with the provisions of this section.

Subsection 608.08 Park Waste Disposal. No person shall deposit any human excreta, trash, garbage, rubbish or other refuse in any tourist park except in suitable places provided for those purposes.

Subsection 608.09 Tourist Park Recreational Vehicle Site Duration Limit. No recreational vehicle as defined by this ordinance may be placed, parked, kept or maintained in any tourist park licensed under this ordinance for more than ninety days without obtaining a City permit to do so.

Subsection 608.10 Private Site Permit Required for Recreational Vehicles Not In Tourist Parks. No recreational vehicle as defined by this ordinance may be placed, kept, permitted, allowed or maintained, except in a licensed tourist park unless a City private site permit has been issued for the RV. However, this shall not prohibit storage of non-occupied RV's in accordance with applicable zoning ordinances. A permit issued under this ordinance may be subject to such conditions as are determined by the City Council to be necessary to ensure compliance with this ordinance or other applicable laws or regulations, or to prevent the creation of a public nuisance.

Subsection 608.11 Private Site Recreational Vehicle Permit Application. Every applicant for a permit under this ordinance shall file with the City Administrator a written application, stating the name of the applicant, proposed location for the recreational vehicle, size of the lot on which it will be placed, description and sizes of other structures or improvements on the lot, the toilet and sanitary facilities provided for the RV, and the number of persons who will occupy it, and distance of the RV from lot lines.

Subsection 608.12 Private Site Recreational Vehicle Permit Fee. The fee for a Private Site Recreational Vehicle Permit under this ordinance shall be as set forth in Section 210 and shall accompany the application for permit. No permit under this ordinance shall be issued for longer than four months.

Subsection 608.13 Council Action. Upon receipt of a Private Site Permit Application, the City Council shall determine the condition of sanitation of the recreational Vehicle. The application

shall be rejected if the Council finds that the RV does not contain proper and adequate water supply and proper and adequate toilet and sanitary facilities; or, that by reason of said lack of water or sanitary facilities, or proposed location or features of the proposed site or its surroundings, the said RV is likely to become a nuisance to the community or to neighboring properties.

Subsection 608.14 Inspection of Private Site Recreational Vehicle. Upon the issuance of a permit, the Council shall have the power to require the said recreational vehicle to be inspected from time to time by representatives of the City and a report thereof made to the Council. If the Council determines at any time that the RV has become unsanitary so as to endanger the health of the occupants or of the community or any part of it; or has become a nuisance; or that the applicant has not complied with the conditions of the permit; or that the applicant has moved the RV from the location specified; or that the applicant has made any false statements in said application filed under this ordinance, the Council may revoke the permit for the RV.

**Ord. 146, 9/3/96**

## **City of Moscow, Idaho**

Stephanie Kalaz  
City Clerk  
Moscow City Hall  
206 East 3rd Street  
PO Box 9203  
Moscow, ID 83843.

### **Moscow City Code**

*Code Updated through 10/01/2005*

## **TITLE 4 — ZONING CODE**

### **Chapter 2 RESIDENTIAL ZONING DISTRICTS**

#### **Sec. 2-1. Purpose.**

The residential zoning districts created by this Chapter are established to promote the orderly development and maintenance of livable and attractive neighborhoods where residents can live their home life with minimal disturbance and disruption. The residential zoning districts established herein vary in the intensity of development allowed and level of activity accommodated. Application of each particular residential zoning district will be determined by consideration of a number of factors including but not limited to: physical character of the land, availability of public services and utilities, current land use in the area, access via the transportation network of the community, and community development policies as stated in the Plan.

#### **Sec. 2-2. Agriculture/Forestry Zoning District (AF).**

A. Intent: The purpose of the Agriculture/Forestry (AF) zoning district is to foster agriculture and forestry land uses while providing for limited, low-density residential land uses which will not conflict with farm and forest practices nor place inappropriate demands on rural public services nor promote the indiscriminate conversion of farm and forest land to other uses.

C. Conditional Uses:

2. Commercial stables, golf courses, parks and gun clubs, and recreational resorts.

D. Special Uses:

1. Recreational vehicle parks and campgrounds subject to the development standards of Code Title 6, Chapter 4.

#### **Sec. 2-8. Multiple Family Residential Zoning District (R-4).**

A. Intent: The R-4 zoning district provides for the most intense residential land uses permitted in the community. ...

E. Special Uses:

3. Recreational Vehicle Parks and campgrounds subject to the development standards of Code Title 6, Chapter 4. In evaluating a proposal, the applicant must demonstrate to the Planning and Zoning Commission that the recreational vehicle park will not generate traffic volumes that would be a nuisance to the neighborhood in which it is located. (Ord. 97-33, 11/3/97)

### **Chapter 3 COMMERCIAL ZONING DISTRICTS**

#### **Sec. 3-4. Research, Technology and Office Zoning District (RTO):**

A. Intent: The RTO Zoning District is created to take advantage of technology developed and expertise available at the University of Idaho and the transfer of technology to the private sector. It is intended that a high quality environment which is conducive to the successful operation and attraction of research and technology-based businesses be established in this Zoning District compatible with the University of Idaho campus and the City Central Business Zoning District.

F. Limitations On Uses:

2. Uses specifically not permitted within the RTO Zoning District, include, but are not limited to, the following:

f. Motels, hotels and recreational vehicle parks.

### **Sec. 3-6. General Business Zoning District (GB).**

A. Intent: The principal purpose of the GB Zoning District is to provide for the location and grouping of compatible retail enterprises having the common characteristics of dispensing commodities, providing professional services or providing personal services to the individual, but which do not involve more than incidental or limited assembly, fabrication or storage of commodities.

B. Permitted Principal Uses and Structures:

12. Recreational vehicle parks and campgrounds subject to the approval process and development standards of Code Title 6, Chapter 4. (Ord. 97-33, 11/3/97; Ord. 2005-33, 12/19/2005)

### **Sec. 3-7. Motor Business Zoning District (MB).**

A. Intent: The MB Zoning District is intended to provide for the location and grouping of compatible uses having similar operation as they involve enterprises which depend primarily on the transient motor vehicle-based trade. By concentrating such uses the City intends to increase public convenience when utilizing such services and, within the regulation, to allow such activities to render the maximum service.

B. Permitted Principal Uses and Structures:

16. Recreational vehicle parks and campgrounds subject to the approval process and development standards of Code Title 6, Chapter 4. (Ord. 2005-33, 12/19/2005)

## **Chapter 4 SPECIAL ZONING DISTRICTS**

Sec. 4-1: University Zoning District (U)

B. Permitted Uses: In the University zoning district, the following types of uses are permitted as hereinafter provided and allowed by this Chapter and are subject to the general provisions and exceptions set forth in this Zoning Code:

6. Recreational vehicle parks and campgrounds subject to the approval process and development standards of Code Title 6, Chapter 4. (Ords. 97-33, 11/3/97; 2005-33, 12/19/2005)

F. Recreational Vehicle Parks: In evaluating a proposal, the applicant must demonstrate to the Planning and Zoning Commission that the recreational vehicle park will not generate traffic volumes that would be a nuisance to the neighborhood in which it is located.

Chapter 5

## **FLOOD HAZARD AREAS**

### **Sec. 5-2. Definitions.**

O. *Recreational Vehicle*. A vehicle built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light-duty truck; and designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel or seasonal use. (Ord. 97-18, 5/5/97)

### **Sec. 5-5. Provisions for Flood Hazard Reduction.**

B. Specific Standards: In all areas of special flood hazards where base flood elevation data has been provided as set forth in Code Section 4-5-3(B), Basis for Establishing the Areas of Special Flood Hazard or Code Section 4-5-4(C)(2), Use of Other Base Flood Data, the following provisions are required:

4. Recreational vehicles placed on sites within zoning districts A1-A30, AH and AE on City's FIRM either shall:

- a. be on site for fewer than 180 consecutive days, or
- b. be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, or
- c. meet the requirements of Code Section 4-5-5(B)(3) and the elevation and anchoring requirements for manufactured homes.

## **TITLE 6 — MOBILE HOME AND RECREATIONAL VEHICLE PARKS**

### **Chapter 4 RECREATIONAL VEHICLE PARKS**

Sec. 4-1: Title

Sec. 4-2: Statement of Purpose

Sec. 4-3: Definitions

Sec. 4-4: Principles for Development

Sec. 4-5: Preliminary Development Plans

Sec. 4-6: Applications and Preliminary Plans

Sec. 4-7: Final Plans

Sec. 4-8: Approvals

Sec. 4-9: Fees

Sec. 4-10: Standards for Recreational Vehicle Parks and Campgrounds

Sec. 4-11: Streets

Sec. 4-12: Setbacks and Buffer Yards

Sec. 4-13: Sewage Holding Tank

Sec. 4-14: Lighting

Sec. 4-15: Utilities

Sec. 4-16: Length of Stay in Recreational Vehicle Park

Sec. 4-17: Responsibilities of the Recreational Vehicle Park Management

Sec. 4-18: Violation of Provisions; Operations Suspension

Sec. 4-19: Waivers

Sec. 4-20: Appeals

Sec. 4-21: Violations; Penalties

**Sec. 4-1. Title.** This Chapter shall be known and designated the "Recreational Vehicle Park and Campgrounds Chapter" of this Code, and shall apply to all recreational vehicle parks and campgrounds developed after the adoption of this Chapter.

**Sec. 4-2. Statement of Purpose.** Realizing that there is an identifiable need to provide locations in the City for the Traveling Public to park recreational vehicles or the placement of tents, this Chapter is provided to permit the development of recreational parks and campgrounds.

**Sec. 4-3. Definitions.**

A. *Accessory Structure.* A structure intended as a permanent residence for the park operator of such structures as storage buildings, laundry, restrooms and shower facilities, recreation halls, maintenance shops, etc.

B. *Application, Recreational Vehicle (RV) Park.* Standard form provided by the City to be completed and submitted to the City along with accompanying maps, plans and other information.

C. *Buffer Zone.* The area immediately within the external property lines of any recreational vehicle park which is intended as an open transitional area between the recreational vehicle development and adjacent land uses.

D. *Building.* Any structure having a roof built for the complete enclosure of persons or property or any kind of real property, but excluding all forms of vehicles even though immobilized.

E. *Construction Permit.* An official certificate issued by the City granting permission after all final plans are approved to start construction (roads, utilities, site preparation, etc.) on the development of a recreational vehicle park.

F. *Recreational Vehicle.* A vehicle type unit previously designed as temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: camping trailer, motor home, travel trailer or fifth wheel camper, and truck camper, and are defined as follows:

1. *Camping Trailer:* A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use.

2. *Motor Home:* A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self propelled motor vehicle chassis cab or van which is an integral part of the completed vehicle.

3. Travel Trailer or Fifth Wheel Camper: A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping or travel use and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle, and with a living area of less than two hundred twenty (220) square feet, excluding built in equipment and bath and toilet rooms.
4. Truck Camper: A portable unit constructed for recreational, camping or travel use, consisting of a floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.
- G. *Tent*. A collapsible structure, primarily constructed of fabric, with a floor area of no more than 200 square feet designed to provide temporary living quarters for recreational, camping or travel use.

H. *Recreational Vehicle (RV) Park*: Any lot of land upon which two or more recreational vehicle spaces are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters.

**Sec. 4-4. Principles for Development.**

- A. Recreational vehicle parks and campgrounds are permitted in the Motor Business (MB) Zoning District or the General Business Zoning District as a permitted use; and in the University (U) Zoning District, the Multiple Family Residential (R-4) Zoning District, and the Agriculture/Forestry (AF) Zoning District through the issuance of a Special Use Permit.
- B. In evaluating a proposal the Planning and Zoning Commission may require the applicant to demonstrate that the recreational vehicle park will not generate traffic conditions that would be a hazard to pedestrians or motorists in the neighborhood in which it is located.

**Sec. 4-5. Preliminary Development Plans.** Any person wishing to make application for a recreational vehicle park and campground should contact the City to determine the regulations and requirements for such a development. A conference between the applicant and the appropriate staff will be scheduled:

- A. To provide clarification of the recreational vehicle park development process;
- B. To review adequacy of utilities for the development; and
- C. To clarify public utilities and other development policies of the City.

**Sec. 4-6. Applications and Preliminary Plans.** The applicant shall submit an application on the form prescribed by the City and at least five (5) complete sets of preliminary plans to the City for consideration by the Planning and Zoning Commission at least twenty-one (21) days prior to the meeting at which such plans will be considered. The application and preliminary plans shall include at least the following:

- A. Application:
  1. Name, address of developer and names of principal professional personnel involved in plan preparation.
  2. Legal description of development site;
  3. Area of proposed development measured in acres and square feet;
  4. Percentage of total area to be set aside for use in common or recreation;
  5. Number of spaces or lots intended for development; and
  6. Any intentions for phasing the project.

## B. Preliminary Plans:

1. A drawing to scale of not less than one inch (1") to fifty feet (50') showing all land uses on the periphery of the development and all public and private roads within three hundred feet (300') of the development drawings;
2. A topographical map showing existing and final contours and drain systems through the development, with maximum contour intervals of five feet (5'), extending not less than one hundred fifty feet (150') beyond the boundaries of the development area; this requirement may be waived by the City Engineer.
3. Tentative patterns of streets, bikeways and walkways, showing width and separation of same, and their relationship to similar facilities outside the boundaries of the proposed development, including sizing. Proposed street names shall be shown;
4. Location and specific nature of open areas and playground equipment, if any;
5. Location of all existing and proposed structures within the development;
6. Location and precise nature of buffer area and its contents;
7. A conceptual plan of landscaping, indicating type (trees, shrubs, ground cover) and general extent of plantings, and a statement regarding the proposed maintenance program;
8. Tentative location of lots or spaces and location of major areas intended for use in common; and
9. Any other details specifically requested to be shown at the preliminary conference. The preliminary plans will be submitted twenty-one (21) days prior to consideration before the Planning and Zoning Commission. The City will submit the preliminary plans for comment to the City Engineer, the Fire Chief and the City Community Development Department at least fifteen (15) days prior to the scheduled meeting before the Planning and Zoning Commission. Staff comments will be provided within ten (10) days from the date they are provided copies of the development plans. The plans will be forwarded along with comments from the City staff to the Planning and Zoning Commission. The Planning and Zoning commission will review the plans and will approve or disapprove the plans, within forty-five (45) days after the first meeting at which they are considered. If the preliminary plans are found to be in substantial compliance with requirements for final plans, the Planning and Zoning Commission may waive the final plan review.

**Sec. 4-7. Final Plans.** The final plan will include detailed drawings on all physical developments of the park development and any other requirements determined during the approval process of the preliminary plans. Within a year after the Planning and Zoning Commission approval of the preliminary plans, the applicant shall submit five (5) copies of the final plans to the City, twenty (20) days before the scheduled meeting of the Planning and Zoning Commission. Final plans will be checked for conformance with the concepts presented and approved in the preliminary plans, the requirements of this Chapter and City standards before submitting the final plans to the Planning and Zoning Commission for its approval. If the Planning and Zoning Commission finds the final plans to be in conformance with the approved preliminary plans, the plans will be approved. The decision of the Planning and Zoning Commission may be appealed to the Council within seven (7) days of adoption of findings of fact. An appeal may be made by the applicant, by any person affected by the proposal, or by any member of the Council. The provisions of Code Section 4-8-6 shall apply to appeals to the Council of decisions by the Planning and Zoning Commission on recreational vehicle park applications. The final plans shall include:

- A. Construction plans prepared by a licensed engineer indicating alignment and grade for water, sanitary sewer, storm sewer and streets; this requirement may be waived or modified by the City Engineer;
- B. Parking location and layout;
- C. Street lighting layout;
- D. Space numbering;
- E. Fire protection plan; content determined by the City; and
- F. Landscaping plan: The placement of landscaping shall be left to the discretion of the owner or operator of the recreational vehicle park. In order to create a park-like setting and promote privacy for the users of the recreational vehicle park, however, the following standards shall apply:
  - 1. At least one (1) canopy tree of 1.5 inch caliper and two shrubs a minimum of 12 inches in height per every two recreational vehicle sites;
  - 2. All common areas and lots not utilized for structures, parking or other landscaping shall be covered by turf or other vegetative ground cover. Before occupancy is permitted, as built drawings prepared by a licensed engineer of all public improvement construction will be submitted to the City Engineer.

**Sec. 4-8. Approvals.** Construction of recreational vehicle park improvements shall not commence until final plans have been approved by the Planning and Zoning Commission. All improvements shall be constructed in accordance with approved final plans before the recreational vehicle park may be occupied.

**Sec. 4-9. Fees.** Fees for permits will be established by resolution from time to time by the Council.

**Sec. 4-10. Standards for Recreational Vehicle Parks and Campgrounds.**

- A. Minimum space size shall be 40' x 20'; however, up to forty percent (40%) of the spaces may be a minimum of 25' x 20'.
- B. Design of spaces shall be such that minimum space between recreational vehicles is ten feet (10').
- C. Toilet facilities and potable water shall be provided in all campgrounds and in all recreational vehicle parks that allow tents or recreational vehicles which are not self-contained.
- D. Common open space will be provided for each space in the park. This area shall be exclusive of all setback areas and shall be developed with turf and trees. The size of the open spaces shall be left to the discretion of the developer.
- E. Trash receptacles shall be provided, and shall be located no further than one hundred fifty feet (150') away from any recreational vehicle or campground space.

**Sec. 4-11. Streets.** Internal private streets shall be a minimum of twenty-eight feet (28') (including a 20 foot surface and 4 foot shoulders) in width for two-way streets and twenty feet (20') (including a 12 foot surface and 4 foot shoulders) for one-way streets, with a minimum of three-quarters inch (3/4") processed rock, six inches (6") in depth. Minimum outside radius of all curves in streets shall be forty feet (40').

**Sec. 4-12. Setbacks and Buffer Yards.** Setbacks and buffer yards shall be required to provide a physical and/or visual buffer to eliminate potential land use conflicts. Setbacks or buffer yards shall be required as follows:

A. Adjoining Public Streets: Portions of a recreational vehicle park that adjoin public streets shall have a B buffer yard, as defined in Code Section 4—6—9, except in such areas required for access and/or a vision clearance triangle. Portions of a public right-of-way may be used as a part of the buffer yard at the discretion of the City,<sup>26</sup>

B. Adjacent to Residential and Industrial Uses: Portions of a recreational vehicle park that adjoin a residential or industrial use shall have a minimum setback of ten feet (10') from the property line and shall have a six foot (6') high, sight-obscuring fence located within the setback area. Utility lines and outlets may be located within the setback area.

C. Adjoining Undeveloped Land: Portions of a recreational vehicle park that adjoin undeveloped land shall have an A buffer yard, as defined in Code Section 4-6- 9, except in such areas required for access and/or a vision clearance triangle.

**Sec. 4-13. Sewage Holding Tank.** A sewage holding tank for self contained recreational vehicles shall be provided within the recreational vehicle park or the park operator shall provide or have provided a pumping service from the recreational vehicles into a sewage tank truck.

**Sec. 4-14. Lighting.** Street lights along the public right-ofway shall be provided by the developers of the recreational vehicle park as required by the City Engineer and the Code. Lighting of RV park and campground internal roads and/or pedestrian paths may be required by the Planning and Zoning Commission as dictated by the size, layout and scale of the development and in accordance with the Code.

(Ord. 2005-07, 02/07/2005)

**Sec. 4-15. Utilities.** All recreational vehicle parks and campgrounds with access to City sewer and/or water shall be served by such. In recreational vehicle parks and campgrounds served by private streets, a utility easement may be required by the City. In those that have no access to City sewer and water, septic systems and wells are permissible subject to Idaho State Health District approval.

**Sec. 4-16. Length of Stay in Recreational Vehicle Park.**

Maximum length of occupancy of spaces within the RV park shall be as follows:

A. Persons occupying vehicles with total hookups, including sewer, water and electricity, shall not occupy any RV park space for a period exceeding one hundred eighty (180) days in any 12-month period, nor shall the cumulative occupancy by such persons of different RV park spaces anywhere in the facility exceed a total of one hundred eighty (180) days in any 12- month period.

B. Persons occupying tents or vehicles with less than total hookup capacity shall not occupy any RV park space for a period exceeding fourteen (14) days in any 12-month period, nor shall the cumulative occupancy by such persons of different RV park spaces anywhere in the facility exceed a total of fourteen (14) days in any 12-month period.

**Sec. 4-17. Responsibilities of the Recreational Vehicle Park Management.**

A. The operator of a recreational vehicle park shall operate in compliance with this Chapter and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and a clean and sanitary condition.

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<sup>26</sup> **Sec. 6-9 “Buffer Yard Requirements”** establishes standard buffer yard requirements to provide a visual buffer between uses ranging from 12 to 16 feet in width depending on the zoning district in which a property is located.

B. The park management shall notify park occupants of all applicable provisions of this Chapter and inform them of their duties and responsibilities under this Chapter and regulations issued hereunder as applicable.

**Sec. 4-18. Violation of Provisions; Operations Suspension.** Whenever, upon inspection of any recreational vehicle park, the City finds that conditions or practices exist which are in violation of any provision of this Chapter, or the park operator's permit for the development, or any other regulation adopted pursuant thereto, the City shall give notice which shall:

- A. Be in writing;
- B. Include a statement of reasons for its issuance;
- C. Allow a reasonable time for the performance of any act it requires;
- D. Be served upon the owner or owner's agent when a copy thereof has been sent by registered mail to owner's last known address or when owner has been served with such notice by any other method authorized or required by the laws of this State; and
- E. Contain an outline of remedial action, which, if taken, will effect compliance with the provisions of this Chapter and with regulations adopted pursuant thereto. At the end of the specified period of time, the City shall reinspect such recreational vehicle park and, if such conditions or practices have not been corrected, take legal action to have the recreational vehicle park operator's permit revoked and the recreational vehicle park cease operation, or have City take remedial action to correct the problem and bill the park operator for these costs or put a lien on operator's property. Any person whose recreational vehicle park has received notice that their recreational vehicle park operator's permit will be revoked unless certain conditions or practices at the recreational vehicle park are corrected, may request a hearing on the matter before the Council.

The recreational vehicle park owner/operator has thirty (30) days to appeal the ruling of the City and to file an appeal with the Council. The filing of the request for a hearing shall operate as a stay of notice and of suspension. Under receipt of such petition, the Council shall set a time and place for such hearing and shall give the petitioner notice thereof. At such hearing, the petitioner shall be given the opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced no later than thirty (30) days after the day on which the petition was filed; provided that upon application of the petitioner, the date of the hearing may be postponed for a reasonable time beyond such thirty (30) days period when it is felt that the petitioner has submitted good and sufficient reasons for postponement. After such hearing, the Council shall make findings as to compliance with the provisions of this Chapter and regulations issued thereunder, shall issue orders in writing sustaining, modifying, or withdrawing the notice which shall be served in a manner prescribed in this Code.

Upon failure to comply with the order sustaining or modifying a notice, the operation of the recreational vehicle park affected by the order shall be stopped or corrective action taken by the City and charged to the park operator. The proceedings at such hearing, including the findings and decisions of the Council, together with a copy of every notice and order related thereto, shall be entered as a matter of public record of the Council, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by the laws of this State.

When the City finds an emergency exists which requires immediate action to protect the public health, it may, without notice of hearing, issue an order reciting the existence of such emergency and requiring that such action be taken as deemed necessary to meet the emergency, including the suspension of operation and the revoking of the park operator's permit. Notwithstanding any other provisions of this Chapter, such order as directed shall comply therewith immediately, but upon petition to the Council, shall be afforded a hearing as soon as possible. The provisions of this Section shall be applicable to such hearing and order issued thereafter.

**Sec. 4-19. Waivers.** The applicant may petition the Planning and Zoning Commission to waive or modify requirements of these regulations. The applicant must demonstrate to the satisfaction of such Commission that there are special or extraordinary circumstances particular to his/her proposal such that strict application of these regulations would impose undue hardship or not meet with the intent of this Chapter. The applicant must further demonstrate that the waiver or modification will not result in any adverse impacts on the users of the development, adjacent properties, nor the general public.

**Sec. 4-20. Appeals.** Any person whose application for a recreational vehicle park development under this Chapter has been denied may, within ten (10) days after the date on which the application was denied, appeal to the Council under the procedure provided in Code Section 6—4—18 herein. A hearing on the matter will be scheduled within sixty (60) days of the date of the appeal being filed.

**Sec. 4-21. Violations; Penalties.** Any person, firm or corporation violating any of the provisions of this Chapter shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined pursuant to this Code and the Idaho Code. Each day such violation is permitted to continue shall constitute a separate offense and shall be punishable as such. The City may also use any civil remedies available to gain compliance with this Chapter.

**City of Cedar City, Utah**

**CHAPTER 26 PLANNING AND ZONING**

**ARTICLE VII. MOBILE HOMES AND RECREATIONAL VEHICLES.**

Section 26-VII-1. Purpose

Section 26-VII-2. Permitted Uses

Section 26-VII-3. Procedure

Section 26-VII-4. Mobile Home Park Development Standards

Section 26-VII-5. Recreational Vehicle Park Development Standards

**SECTION 26-VII-1. Purpose**

To establish guidelines dealing with the development of Mobile Home Parks and Recreational Vehicle Parks; to promote objectives of the Zoning Ordinance; to enhance aesthetics of the area through landscaping and recreational features; to protect the integrity of developments contiguous to mobile home parks and recreational vehicle parks; and to provide for a quality environment for those who dwell in and visit the developments.

**SECTION 26-VII-2. Permitted Uses**

Occupied mobile and recreational vehicles shall not be permitted in Cedar City, Utah, except under the following conditions:

- (1) When located in an approved mobile home park or recreational vehicle park, or
- (2) When temporarily located on a lot while a main building is being constructed thereon, but not for more than one (1) year.

**Section 26-VII-3. Procedures**

**(A) Mobile Home Parks:** The following procedure is for mobile home park approval:

(1) Discuss Proposed Park with City Staff: Any person wishing to develop a mobile home park within Cedar City shall secure from the City planning information pertaining to the City's plan of streets, parks, drainage, zoning, subdivision of land, and other General Plan requirements affecting the land.

(2) File Planning Commission Application and Fees: The filing fee required for a mobile home park is \$10 per space and shall be submitted with the Planning Commission Application.

(3) Preliminary Plan: The developer shall prepare a Preliminary Plan of the mobile home park and present the same to the City Engineer at least seven (7) days before the Planning Commission work meeting. The Preliminary Plan shall be drawn to an appropriate scale not smaller than 100 feet to the inch, and shall be on standard 24" X 36" paper or smaller. Each sheet of the Plan shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plan shall also contain the following information:

- a. The proposed name of the development;
- b. Where the submitted plan covers only a part of the development's tract, or is part of a larger vacant area, the plan shall show the location of the development as it forms part of a larger tract. In such case, a sketch of the prospective street system of the remaining area shall be submitted;
- c. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;

- d. The names and addresses of the owner(s), the developer, the engineer and surveyor of the development;
  - e. The boundary lines of the tract to be developed;
  - f. The lot dimensions and square footage of each mobile home space;
  - g. Existing curbs, gutters, sidewalks, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants within the tract or within 200 feet of the proposed mobile home park (the dimensions of all such improvements shall also be indicated);
  - h. The location, width and other dimensions of proposed curbs, gutters, sidewalks, streets, easements, parks, and other open spaces, and designation of any land to be dedicated to the City;
  - i. The location of all existing or recorded streets, alleys and easements, water courses, ditches, public utilities and other important features, and existing structures within the development or within 200 feet thereof, and the location and distance to the nearest existing bench mark or monument and section line;
  - j. Boundary lines of adjacent tracts of land, showing ownership and property monuments;
  - k. A tabulation of each proposed use by acreage and its percentage of the total acreage;
  - l. Parks, playgrounds, common areas and facilities, limited common areas and facilities, and other appurtenances within the mobile home park;
  - m. A site plan of typical single-wide and double-wide spaces showing home space, parking, set backs and other features;
- (4 ) Preliminary Plan Approval: After approval by City staff, the Planning Commission shall review the proposal based on development standards and approve or disapprove the mobile home park preliminary plan, or approve it subject to changes or alterations.
- (5) Project Review: Between the Planning Commission work meeting and regular meeting, the developer shall also present the Preliminary Plan of the mobile home park to the Project Review Board for their comments and approval.
- (6) Engineering Drawings and Final Plan: Upon approval of the Preliminary Plan by the Planning Commission, the developer shall then prepare Engineering drawings and a Final Plan of the Mobile Home Park, and shall submit the same to the City Engineer at least seven (7) days before Planning Commission work meeting for approval.
- a. Engineering Drawings shall include the following data:
    - (i) A contour map drawn at two-foot intervals;
    - (ii) Proposed water facilities, sanitary sewer, storm drainage facilities, and

fire hydrants located either within or without the development;

(iii) A plan by which the developer proposes to handle storm water drainage within the development as determined by the City Drainage Ordinance (Ch. 38);

(iv) Typical section and details for streets, utility trenches, water, sewer and electrical connections, fire hydrants and others as required;

(v) Typical planting plan for each common landscaped area of the development.

(vi) The names, widths, lengths, bearings and curve data of said streets, public utility and irrigation easements, within the development.

(vii) A site plan of typical single wide and double wide spaces showing home space, parking, set backs, and other features.

**(B) Recreational Vehicle (RV) Parks:** RV parks will use the above-mentioned procedure.

#### **SECTION 26-VII-5. Recreational Vehicle (RV) Park Development Standards**

**(A) Park Area Requirements:** 1 acre minimum, or at least sixteen (16) spaces.

**(B) Space Area Requirements:** 1,000 sq ft. Minimum (No RV park shall have a density greater than 16 units per acre.)

**(C) Space Width Requirements:** 20 feet minimum.

**(D) Park Setback Requirements:** Each recreational vehicle shall have the following clearances:

(1) Side Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet;

(2) Front Setback: 20 feet minimum from a public street.

(3) Rear Setback: 10 feet minimum from adjacent property, unless adjacent to public street then 20 feet;

**(E) Allowed Vehicle Requirements:** Only recreational vehicles, as defined in this Ordinance, may be located in an RV park.

**(F) Parking Requirements:** Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not be hard surfaced but should be of a gravel type material and be kept weed free. Each recreational vehicle (RV) shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RV's shall maintain at least ten (10) feet spacing between units.

**(G) Access & Road Requirements:** Each RV park shall have access roads as follows: For oneway roadways with no parking--14 feet in width; for two-way roadways with no parking--24 feet in width; for entrance roadways--30 feet in width. All interior roads shall be bordered by a two- (2) foot rolled curb. Access through residential zones is prohibited.

**(H) Outdoor Living Space Requirements:** Each RV space shall provide an "outdoor living" space adjacent to the vehicle parking space. The outdoor living space shall be a minimum of three hundred (300) sq ft and shall be maintained in a clean and weed-free manner.

**(I) Landscaping Requirements:** Each RV park shall provide ten (10) feet of landscaping along public streets according to the Landscaping section of this Ordinance.

**(J) Utility Requirements:** All RV parks shall be served by the public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by City Building Inspector. Installation of back-flow valves and dump stations shall be in accordance with the applicable code.

**(K) Sanitary Facility Requirements:** All RV parks shall contain a service building containing all sanitary facilities required by the Utah State Dept. of Health Code for RV's and shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced.

**(L) Recreational Area Requirements:** Recreational space of not less than five (5) percent of the total area of the RV park shall be provided. Recreational space does not include park

## **Lewis County, Washington**

<https://fortress.wa.gov/lewisco/home/lc/ProsecutorDefault.aspx?lcID=118/>

Lewis County employs redundant and complicated ordinances to regulate the subdivision and zoning of land. Its subdivision ordinance includes a chapter specifically devoted to the creation of new parcels for the purpose of providing for recreational vehicle park use.

The county Land Use and Development Regulations permit recreation vehicle parks in “urban development areas” that are also in “recreation areas” or within two miles from of a state highway using a three-tiered system based on the size of the subject parcel and the number of campsites, as follows

- Up to 100 campsites and/or up to 10 acres requires a Special Use Permit
- Over 100 campsites and/or up to 40 acres requires a Rural Master Plan
- Over 100 campsites and/or more than 40 acres requires a Master Planned Resort

The requirements for a Rural Master Plan and for a Master Planned Resort are similar to requirements imposed on planned unit developments in many of Virginia’s county ordinances, including those of Rockingham. All of the pertinent Lewis County regulations are provided below.

### **Lewis County, Washington Subdivision Ordinance**

#### **Chapter 16.14 RECREATIONAL VEHICLE PARK DIVISIONS**

Sections:

Article I. Scope - Administration

16.14.010 Applicability.

16.14.020 Administration.

Article II. Design

16.14.030 General.

16.14.040 Density.

16.14.050 Screening and buffering.

16.14.060 Common facilities, recreation areas, and open spaces.

16.14.070 State Environmental Policy Act review.

16.14.080 Significant natural features.

16.14.090 Access and circulation.

Article III. Required Improvements

16.14.100 Roads.

16.14.110 Off-site traffic impacts.

16.14.120 Bridges.

16.14.130 Signs.

16.14.140 Drainage.

16.14.150 Water supply.

16.14.160 Sewage disposal and service buildings.

16.14.170 Solid waste.

16.14.180 Fire protection.

16.14.190 Electric utilities.

16.14.200 Surveys.

## **Article I. Scope - Administration**

### **16.14.010 Applicability.**

This chapter constitutes a "binding site plan process" for recreational vehicle park divisions as permitted by RCW 58.17.035, where the lots, tracts or parcels created are for the purpose of rent or lease, and shall be initiated by special use permit application under LCC 17.115.030(18), processed under LCC 18.05.072. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

### **16.14.020 Administration.**

The administrative binding site plan review of recreational vehicle park divisions shall be based upon the hearing examiner public hearing procedures prescribed in LCC 17.115.040 to 17.115.060, and shall require the following:

(1) Upon receipt of a complete application the administrator will review the application for completeness, and set the matter for public hearing. The hearing examiner shall function as a moderator during the hearing, while the administrator shall issue the written decision approving the application with or without conditions, denying the application, or remanding the application for revision or amendment.

(2) By this approval authority, and if the administrator determines that any delay in satisfying conditions and requirements for approval will not adversely impact the public health, safety or welfare, the administrator may allow requirements to be satisfied prior to issuing the first building permit for the site, or prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy, or in accordance with an approved phasing plan;

(3) As the alternative to subsection (2), the administrator may require a surety for improvements within recreational vehicle park divisions as provided for under LCC 16.05.260 (Improvement Agreement). (4) The binding site plan shall contain a provision requiring that any development of the site shall be in conformity with the approved binding site plan.

(5) All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory, ownership, security, or other interest in any property subject to the binding site plan.

(6) After approval of a binding site plan for land zoned and used for recreational vehicle parks divisions, the applicant shall record the approved binding site plan with the incorporated survey requirements stated in LCC 16.14.200, as one recording document labeled as "Binding Site Plan.", and in the same format as a final plat.

(7) The process and procedures of LCC 16.15.060 to 16.15.080, 16.15.130, and 16.15.150 to 16.15.160, of the industrial/commercial binding site plan process shall also be applied by the administrator. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

## **Article II. Design**

### **16.14.030 General.**

(1) All recreational vehicle park divisions shall conform with the Lewis County comprehensive plan and/or applicable community development plan, the Lewis County Zoning Code, Chapter 58.17 RCW, and the requirements of this title, provided, in the event of a discrepancy between the standards established herein and those contained in any other applicable plan, control, or ordinance, the stricter standards shall apply.

(2) All improvements required by this title, including but not limited to roads, bridges, drains, culverts, storm-water and sanitary sewer systems, fire protection systems, wells and water systems, parks, telephone and electrical systems, and related structures or devices, shall be designed in accordance with the standards currently in effect at the time of preliminary site plan approval.

(3) Upon submittal for re-approval, preliminary site plans shall proceed in compliance with the regulations and standards applicable at the time of reapproval.

(4) Every recreational vehicle site shall contain at least 500 square feet space.

(5) Recreational vehicle sites shall be designed in such a manner as to provide a minimum of 10 feet separation between vehicles.

a) Accessory structures may be located no closer than 10 feet to any recreational vehicle site nor closer than five feet to any other accessory structure.

b) Each recreational vehicle rental space shall be numbered on the site plan and the number shall be prominently displayed on the site.

(6) An organization or individual with proper funding and training to maintain common facilities and operate the parks shall be continuously provided. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.040 Density.**

(1) For the purposes of this title the maximum density in recreational vehicle park divisions shall be:

(a) A maximum density of fifteen (15) lease spaces per acre when a community septage system with individual lease space connections or individual holding tanks for each space are provided.

(b) A maximum density of seven (7) lease spaces per acre when only a central septage dump station is provided.

(2) Recreational vehicle sites shall be occupied on a temporary basis only by no more than one recreational vehicle and appurtenances (one towing/towed vehicle, a boat, an awning, etc.) at any given time.

(3) Minimum parcel size is two and onehalf acres; provided, a larger minimum parcel size may be required by the State or local departments for septage disposal, stormwater management, and public water supply. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.050 Screening and buffering.**

(1) Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines.

(2) Screening and buffering areas shall not contain any constructed facilities, erected or placed, with the exception of utility lines, fencing, or security posts; provided, that trails may be located within those buffer areas which are at least 50 feet in width..

(3) Screening and buffering areas shall be left in their natural state, or, if necessary, supplemented by screening plants.

(4) Perimeter buffers shall be supplemented by a fence or other device where trespass is a potential problem.

(5) The purpose of screening and buffers is to protect on a year-round basis the adjacent property or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.060 Common facilities, recreation areas, and open spaces.**

(1) Common facilities such as service buildings, water systems, sanitary sewage disposal facilities including septic tanks and drainfields, recreation space, open space, roads, paths, permanent buildings, and facilities for other general purposes shall be designed to accommodate the level of full potential use and occupancy of the recreational vehicle development.

(2) Paths or trails to common facilities shall not interfere with or cross a recreational vehicle site, and shall consider pedestrian safety at those points where trails or paths intersect roads.

(3) At least 25 percent of the total land area within a recreational vehicle park division shall be dedicated, in perpetuity, for open space.

(a) The amount of open space shall not include roads, but may include land devoted to common facilities or land left undeveloped or preserved.

(b) At least one-half of the open space must be suitable for active recreational pursuits.

(c) Such open areas and landscaping shall be continually and properly maintained. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.070 State Environmental Policy Act review.**

All recreational vehicle park divisions shall comply with the environmental review provisions of Ch. 17.100 LCC. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.080 Significant natural features.**

Steep slopes, geological hazard areas, marsh or wetland areas, areas subject to flooding or having bad drainage, streamways, tidelands, aquifer recharge areas, and areas containing critical wildlife and habitat may be included within the boundaries of a recreational division, however, improvements required for development shall proceed in compliance with administrative rules and procedures prescribed pursuant to Chs. 17.30 & 17.35 LCC. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.090 Access and circulation.**

Access and circulation shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and drainage conditions, public convenience and safety, and the proposed uses of the land served. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

(1) Recreational vehicle park divisions shall have an access road connecting to an existing public road, designed in accordance with Lewis County road standards.

- (2) Recreational vehicle parks shall be served by at least one major access road to and from the development, and shall contain provisions for one or more emergency exit(s).
- (3) Roads within the confines of the recreational vehicle park division shall provide for access to each recreational vehicle site, and ease of movement within the development.
- (4) Recreational vehicle park divisions shall incorporate standard 60-foot wide rights-of-way where public roads are to be dedicated. Private road easements shall also be 60 feet wide, and shall be established by recording of a separate instrument or by declaration of easement dedication, graphically portrayed on the binding site plan. However, easement width for private roads may be reduced pursuant to recommendation by the County Engineer. In instances where the standard 60-foot wide easement is not required, provisions for parallel easements for utility installation and maintenance may be required if deemed necessary by the County Engineer. All reduced width easements shall be designed to include provisions for emergency vehicle turnarounds.
- (5) All dead-end roads shall be designed to include provisions for emergency vehicle turnarounds in accordance with the Lewis County private road standards.
- (6) Roads shall be designed with appropriate lighting and marked to insure traffic safety.
- (7) Security fences or other means may be employed to ensure use of private roads by appropriate parties. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

### **Article III. Required Improvements 16.14.100 Roads.**

Roads in recreational vehicle park divisions shall comply with the current Lewis County Private Road Standards. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.110 Off-site traffic impacts.**

Recreational vehicle park division shall proceed in compliance with the off-site traffic impacts provisions in Ch. 17.145 LCC. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.120 Bridges.**

The design and construction of any bridge in a recreational vehicle park division shall be in accordance with county standards and shall be approved by the County Engineer prior to approval of the final binding site plan. All bridge designs shall be certified by a licensed civil engineer. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.130 Signs.**

Road signs shall be installed in accordance with applicable federal, state and Lewis County standards. Road names shall be approved by the County Building Official. Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.140 Drainage.**

Drainage facilities adequate to prevent erosion, flooding or hazard to the use of the recreational vehicle sites, property, or facilities within the recreational vehicle park division, or to adjacent private or public property shall be installed according to a drainage plan approved by the County Engineer in accordance with county standards, pursuant to Ch. 15.45 LCC (Stormwater Management). The plan shall show full details, including the locations, lengths, and sizes of culverts, and the method and location of run-off water disposal. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.150 Water supply.**

(1) Applicants for recreational vehicle park divisions shall provide proof of water availability for a public water system, adequate in quantity and quality, in accordance with the rules and regulations of the Washington State Department of Health and the county health department regarding source, source protection, facilities for withdrawal, treatment, storage, transmission and distribution.

(2) Potable water shall be available within 200 feet every recreational vehicle site. Adequate disposal for faucet overflow shall be provided at each distribution point. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.160 Sewage disposal and service buildings.**

Installation of sewage disposal systems and service buildings within recreational vehicle park divisions shall be in compliance with regulations and standards of the Washington State Department of Health, the Washington State Department of Ecology, and, in particular, the Holding Tank Policies of the Lewis County Health Officer and the county health department, and shall be approved only after a site inspection by the county health department.

(1) Each recreational vehicle park division shall be provided with sanitary dumping station(s), holding tanks or a community sewage treatment system, as necessary. Sanitary dumping stations and holding tanks shall not be required if community sewer connections are provided to all recreational vehicle sites.

(2) Service buildings containing the necessary toilet and other plumbing fixtures shall be provided in recreational vehicle park divisions. Service buildings shall be located at a maximum of 400 feet from each recreational vehicle site.

(3) Seasonal recreational vehicle park divisions shall provide, in the alternative, individual holding tanks for each site or provide a community sewage treatment connection for each site; no portable dump tanks shall be permitted.

(4) Transient recreational park divisions shall prohibit the use of non-commercially manufactured, portable dump tanks and of all dump tanks in excess of 35 gallons capacity. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.170 Solid waste.**

Adequate provisions for the storage, collection, and disposal of solid waste shall be provided within the recreational vehicle park division. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

#### **16.14.180 Fire protection.**

(1) A water supply adequate for fire protection in accordance with the Uniform Fire Code and local fire district recommendations consistent with state law, is required for all recreational vehicle park divisions.

(2) An approved fire fighting vehicle and/or other permanent fire fighting devices or equipment shall be installed within the confines of recreational vehicle park divisions when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the appropriate local fire district, or County Fire Marshal.

(3) Fire pits shall be constructed of concrete, rock, brick, cement blocks, or similar material, and shall be equipped with spark arresting devices, and may be used only in compliance with open burning regulations and burn bans.

(4) Fire break trails shall be provided around the periphery of the development. Additional fire break trails may be required as a result of administrative review. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

**16.14.190 Electric utilities.**

No new recreational vehicle park division shall be serviced by overhead utilities, and all electrical utilities associated or incidental to the development of recreational vehicle facilities shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

**16.14.200 Surveys.**

(1) The survey and preparation of every recreational vehicle park binding site plan shall be made by or under the supervision of a licensed land surveyor registered by the state of Washington.

(2) All surveys shall conform to standard practices and principles for land surveying. (See Chapter 323-130 WAC, as amended.)

(3) The department of public works shall be furnished all documents and calculations necessary to determine the accuracy of surveys.

(4) The surveyor shall provide the health department and planning department data indicating the developed area and undeveloped area within the recreational vehicle park division.

(5) Permanent control and road monuments directly related to the recreational vehicle park division shall be constructed of materials as per Lewis County standards.

(6) Road monuments shall be set in such a manner that future road development or utility installation will not disturb the accuracy of their position.

(7) The outside boundaries of recreational vehicle park divisions shall be surveyed and marked at the corners with an iron pipe or rebar having surveyor's cap and license number.

(8) Surveys shall include a section tie which shall be graphically portrayed on the recreational vehicle binding site plan.

(9) A survey is not necessary until after summary or preliminary recreational vehicle park binding site plan approval. However, approximate outside boundaries shall be marked prior to summary or preliminary binding site plan review. [Ord. 1175 Ex. A, 2000; Ord. 1173 Ex. A, 2000]

## **Lewis County, Washington Land Use and Development Regulations**

### **17.10.033 Campground.**

“Campground” means any parcel or adjacent parcels of land in the same ownership, either public or private, which provides sanitary facilities and spaces for pitching tents for short-term occupancy of a transient, recreational nature. A private camping club is included within this definition. Those campground facilities, which provide occupancy during the period addressed in Chs. 15.25 & 15.30 LCC, shall also be governed by the provisions of those regulations. \*[Ord. 1170B, 2000] \*[Note: Ch. 16.14 LCC also governs campground facilities.]

### **17.10.191 Recreational vehicle.\***

“Recreational vehicle” means a motor vehicle, or portable structure capable of being transported on the highways by a motor vehicle, as regulated under Chapter 15.30 LCC. [Ord. 1170B, 2000] \*Note: see, below

### **17.10.193 Recreational subdivision.\***

“Recreational subdivision” means a subdivision created for the purposes of providing private lots primarily for seasonal recreational use for camping or recreational vehicles, but not for permanent housing. [Ord. 1170B, 2000] \*Note: see, below.

### **17.10.195 Recreational vehicle park.\***

“Recreational vehicle park” means a parcel of land in which two or more sites are primarily for occupancy by recreational vehicles for travel, recreation, or vacation uses. For mobile home parks, only spaces that are designated and/or are used for recreational vehicles shall constitute a recreational vehicle park as regulated under Chapter 15.30 LCC. For the purpose of these regulations, the term “recreational vehicle park” shall include camping clubs as defined in RCW 19.105.010. [Ord. 1170B, 2000] \*[Note: Ch. 16.14 LCC now governs recreational vehicle parks and subdivisions.]

## **Chapter 17.20**

### **URBAN GROWTH AREAS—COUNTY**

Sections:

17.20.010 Purpose.

17.20.015 Designation of industrial land banks

17.20.020 Permitted uses.

17.20.030 Application.

17.20.040 Complete application—vesting.

17.20.050 Process—master plan approval.

17.20.060 Special criteria for approval.

#### **17.20.010 Purpose.**

The purpose of this section is to provide guidelines for the planning and development of the urban growth areas in the County which are or may be designated as urban growth areas, but which are not associated with a specific city. Included in this section are all uses identified as New Fully Contained Communities, RCW 36.70A.350; Master Planned Resorts, RCW

36.70A.360; Major Industrial Developments, RCW 36.70A.365; Major Industrial Developments - Master Planned Developments, RCW 36.70A.367. [Ord. 1170B, 2000]

**17.20.020 Permitted uses.**

(1) A property designated in the comprehensive plan for one of the specific uses identified above may only be used for the purposes listed in the specific applicable section of the Act, as listed above. Only one application shall be deemed complete upon receipt of the information identified in the letter. If the applicant does not submit the necessary information in writing to complete an application within a 90-day period, the County shall make findings and issue a decision that the application is rejected. If the County rejects an application, all vesting rights are lost. [Ord. 1170B, 2000]

**17.20.050 Process—master plan approval.\***

(1) Once environmental review is complete, the application shall be noted for one consolidated public hearing before the hearings examiner as an application for a master plan-rezone, and before the Planning Commission as an application for amendments to the comprehensive plan and development regulations. As anticipated in RCW 36.70A.365(3) and .367(4), amendments to the comprehensive plan and development regulations under LCC 17.20.050 shall be separate from the annual comprehensive plan amendment process specified in LCC 17.12.

(2) Once the application is complete and the environmental documents are completed, the County shall provide notice of the consolidated public hearing by publishing notice of the hearing not less than 10 days prior to the hearing and mailing notice to all property owners of record within 1,000 feet of the site. The County staff report and supporting materials shall be available to the public at the time of publication and mailing of the notice.

(3) In the consolidated hearing, the hearings examiner shall hold an open record hearing with respect to the master plan. In the consolidated public hearing, the Planning Commission shall hold a hearing with respect to amendments to the comprehensive plan and development regulations. Following the consolidated public hearing, the hearings examiner and Planning Commission shall deliberate and make their recommendations to the Board of County Commissioners with respect to the master plan and amendments to the comprehensive plan and development regulations.

(4) The final decision on the master plan and on the amendments to the comprehensive plan and development regulations shall be made by the Board of County Commissioners after the consolidated public hearing. The Board may accept, modify, or reject the recommendation of the hearings examiner and Planning Commission. Once adopted, the comprehensive plan and development regulations shall identify the zoning map and development regulations for the master plan area. A master plan may be amended through the same process as the original adoption. Any adopted development regulation shall become a map and separate chapter of the County zoning ordinance.

(5) Amendment to the comprehensive plan and development regulations to support a master plan is a legislative process with appeal pursuant to Chapter 36.70A RCW. Adoption of the site plan approval evidenced in the master plan is adjudicative under Chapter 36.70B RCW, with appeal pursuant to Chapter 36.70C RCW. [Ord. 1179G, § 1, 2004; Ord. 1170B, 2000] \*[Subject to WWGMHB ruling of Invalidity, 2005]

**17.20.060 Special criteria for approval.**

The hearings examiner shall, in addition to any other findings required by law, make specific written findings on each of the following items:

(2) For master planned resorts as outlined in RCW 36.70A.360.

(a) A master planned resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

(b) Capital facilities, utilities, and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical, provided on-site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts, provided that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the master planned resort or urban growth areas.

(c) A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

(d) The master plan shall include institutional controls to preclude new urban or suburban land uses in the vicinity of the master planned resort, except in areas otherwise designated for urban growth under RCW 36.70A.110.

(e) That the resort plan is consistent with the development regulations established for critical areas.

(f) On-site and off-site infrastructure and service impacts are fully considered and mitigated.

#### **17.42.020 General conditions.**

In order to assure protection of the elements of rural character defined in state law, Lewis County has identified a four-tier system of uses in rural lands. The four tiers are as follows:

Tier I: Permitted uses commonly found in rural areas of Lewis County.

Tier II: Administrative review and special use permits to assure that the project is consistent with development regulations and meets the rural cluster standards for Lewis County.

Tier III: Uses commonly found in and appropriate for rural areas, but limited in number, reflecting the need to avoid undue proliferation so as to protect rural character. Campgrounds and RV [Parks over 100 sites and/or up to 40 acres are Tier III].

Tier IV Master Planned Resorts, Fully-Contained Communities, and Major Industrial sites which may be located in rural areas if they meet the statutory criteria for siting. [Campgrounds and RV Parks Over 100 sites and/or more than 40 acres are Tier IV].

[Ord. 1179, 2002]

#### **F. Campgrounds and Recreation Facilities**

-Location: Recreation areas

-Size:

Up to 100 sites and/or up to 10 acres Special Use Permit

Over 100 sites and/or up to 40 acres Rural Master Plan

Over 100 sites and/or more than 40 acres Master Planned Resort

G. RV parks

-Location: recreation areas or 2 miles from St. hwy

-Size:

Up to 100 sites and/or up to 10 acres Special Use Permit

Over 100 sites and/or up to 40 acres Rural Master Plan

Over 100 sites and/or more than 40 acres Master Planned Resort

## **GENERAL ADMINISTRATION**

### **Chapter 17.115**

#### **SPECIAL USE PERMITS**

Sections:

17.115.010 Purpose.

17.115.020 General criteria.

17.115.030 Special uses.

17.115.040 Application.

17.115.050 Hearing examiner review.

17.115.060 Special proceedings.

#### **17.115.010 Purpose.**

The purpose of this chapter is to identify the criteria by which special uses are to be considered by the hearings examiner. [Ord. 1170B, 2000]

#### **17.115.020 General criteria.**

The county adopts the following criteria as general criteria which shall be required as part of every special use permit issued by the County.

- (1) The maximum environmental noise levels established by Chapter 173-60 WAC and incorporated herein by reference, together with any adjustments authorized therein.
- (2) The air quality standards adopted by the Southwest Washington Air Pollution Control authority and any SWAPCA permit issued for a project.
- (3) The terms of any permit issued for a project by a resource agency, including Washington State Department of Fish and Wildlife, HPA, Water Quality permit, Chapter 90.48 RCW, Shoreline Permit, Chapter 90.58 RCW, or permit issued by the U.S. Army Corps of Engineers.

(4) Conditions imposed in any final environmental determination, Mitigated Determination of Nonsignificance or Final Environmental Impact Statement under Chapter 43.21C RCW.

(5) Adequate provision must be made for potable water, waste disposal, parking, transportation, and storm water control.

(6) The general criteria shall be applied to all Special Uses and shall be the criteria for those uses not specifically identified below.

(7) No special use permit shall be approved in any subarea or location where the limits identified in LCC 17.42.040 for projects have been reached. [Ord. 1179, 2002; 1170B, 2000]

### **17.115.030 Special uses.**

The following special uses shall be reviewed as provided in this chapter and shall be subject to the general criteria and the special criteria identified below.

(2) RURAL RESORTS as identified in Tables 1 & 2, LCC 17.42.030 and -.040.

(a) Special conditions.

(i) Uses which propose development on more than 40 acres must be processed as a master plan pursuant to Chapter 17.120 LCC.

(ii) All permanent access roads and permanent parking areas shall be hard surface to reduce mud and dust.

(3) RECREATION AND CAMPING FACILITIES such as mining camps, river camps, and hunting and hiking camps which provide necessary facilities to permit use and enjoyment of the Lewis County out of doors.

(a) Special conditions:

(i) All permanent access roads and permanent parking areas shall be hard surface to reduce mud and dust.

(13) RECREATIONAL VEHICLE PARK.

A recreational vehicle park is a facility for the short- or long-term use of recreational vehicles, as distinguished from mobile homes or camp sites approved under other sections of this Code.

(a) Special conditions.

(i) Recreational vehicle parks shall conform to the requirements of the recreational vehicle park ordinance set forth in Title 16 of this Code. Per Tables 1 & 2, at LCC 17.42.030 and .040, RV Parks up to 100 sites or up to 10 acres are processed through a Special Use Permit; those over 100 sites and up to 40 acres go through a Rural Master Plan process, and those having more than 100 sites and larger than 40 acres go through as a Master Plan Resort.

## **Chapter 17.120**

### **MASTER PLANS—RURAL AREA USES**

Sections:

17.120.010 Purpose.

17.120.020 Application.

17.120.030 Complete application–vesting.

17.120.040 Process.

**17.120.010 Purpose.**

The purpose of the master plan process is to identify a means of planning development for an entire property as a prerequisite for development on any portion of the property. The master plan process is required for Tourist Services Area development under Chapter 17.70 LCC and for Rural Area Industrial development under Chapter 17.75 LCC. [Ord. 1170B, 2000]

**17.120.020 Application.**

The proponent of any specific proposal shall submit an application with the information required below. The application must be signed by the owners of at least 50% of the property subject to the plan. The application shall identify:

- (1) The owner or owners of the property to be planned, which shall be the entire parcel designated in the comprehensive plan.
- (2) The legal description of the property to be planned-the entire designated parcel, together with each separate ownership within the development area.
- (3) A map or series of maps at a scale of 1" = 500 feet, or as approved by the Administrator as necessary to adequately illustrate the proposed development, which shows:
  - (a) Boundaries of the designated area.
  - (b) Boundaries of individual ownerships.
  - (c) Dedicated rights of ways or easements over, across, or under the property.
  - (d) Existing roads, highways, and driveways abutting the site and within onehalf mile of the site.
  - (e) Property ownerships within onehalf mile of the site.
  - (f) Wells within the development area or within 1,000 feet of the boundary of the site which are used for domestic use or identified through well log or water right records.
  - (g) A general identification and location of all critical areas on the site or within 1,000 feet of the site and the specific identification of all Type 1, 2, and 3 streams under WDF&W criteria, and any streams or water bodies subject to jurisdiction under Chapter 90.58 RCW, the State Shoreline Management Act.
  - (h) A land use plan map showing planned land use categories and areas, circulation, critical area buffers, and open space.
- (4) A phasing plan which shows the proposed phases for development and how the phases are designed to assure the overall coordinated development of the site and its integration into the surrounding community.
- (5) An environmental checklist or a request to proceed directly to scoping under SEPA. Any environmental review shall provide special studies which address:
  - (a) On-site and off-site critical areas, issues, protection, and mitigation.

(b) Transportation—Present facilities and upgrades if required, new facilities and phasing, on-site and off-site impact and mitigation required.

(c) Water, Wastewater Stormwater—Facilities in place, facilities necessary to serve the new development by phase, and potential impact on off-site facilities, critical areas, or water resources. [Ord. 1170B, 2000]

#### **17.120.030 Complete application—vesting.**

Upon receipt of an application and the payment of the prescribed fee in the County fee schedule, the County shall, within 28 days, issue a letter of completeness or identify the specific information required for a complete application. If no letter is sent, the application shall be deemed complete upon the 29th day after receipt of the application. If a letter is sent, the application shall be deemed complete upon receipt of the information identified in the letter. If the applicant does not submit the necessary information in writing to complete an application within a 90-day period, the County shall make findings and issue a decision that the application is rejected. If the County rejects an application, all vesting rights are lost. [Ord. 1170B, 2000]

#### **17.120.040. Process.**

Master plans must identify compliance with the comprehensive plan and detail the source and adequacy of water, waste water treatment, fire control, transportation, storm water treatment, surface and ground water protection, critical areas and protection, and mitigation of adjacent properties from direct impacts from noise, fugitive dust, odor, and runoff.

(1) The hearings examiner shall review the master plan and make written findings on the following issues:

(a) The plan is consistent with and promotes the goals of the comprehensive plan and the implementing development regulations.

(b) Adequate provision is made for public services and facilities concurrent with the development, provided that uses approved within the master plan shall not require the provision of municipal sewers.

(c) On site public services or facilities are limited to the project area and not available to spur growth outside the master plan area.

(d) Adequate provision is given adjacent properties from the impacts of noise, fugitive dust, odor, and runoff.

(e) Adequate protection is given critical areas, including surface and ground water.

(f) County standards are met as provided in Chapter 17.145 LCC.

(2) The hearings examiner may condition such master plan based on written recommendations in environmental documents, the comprehensive plan, and as otherwise necessary to comply with the requirements of this ordinance.

(3) The hearings examiner shall hold an open record hearing and shall issue a final decision.

(4) A master plan under this chapter is a quasi-judicial process to enable development of the subject property consistent with the guidelines and standards of this chapter. A final decision shall be final unless appealed pursuant to Chapter 36.70C RCW. [Ord. 1170B, 2000]

## **Mason County, Washington**

### **Ordinance 118-91**

#### **Mobile Home and Recreational Vehicle Parks**

##### ARTICLE I. GENERAL PROVISIONS

Section 1.01.010 Title. This ordinance shall be known as the "Mason County Mobile Home and Recreational Vehicle Park Ordinance."

Section 1.01.020. Purpose. The purpose of this ordinance is to regulate mobile home and recreational vehicle (RV) parks in the unincorporated areas of Mason County to insure the development and maintenance of well-planned parks.

Section 1.01.030. Application of these Regulations.

A. The requirements of this ordinance shall apply to any tract of land developed under the ownership or management of any person, firm or corporation for the purpose of locating two or more mobile homes or RV's. This includes establishing new parks or expanding existing parks. Mobile home and RV parks shall be separate parks, needing separate permits.

B. The rules and regulations of this ordinance shall not apply to mobile homes and RV's maintained for personal and immediate family use; provided, that all requirements of the Building, Planning and Health Departments can be met; provided further, this exemption applies only to the placement of up to four mobile homes on any one lot, placement of additional units will require compliance with this ordinance.

##### ARTICLE II. DEFINITIONS AND INTERPRETATIONS

Section 6.01.040. Future

Section 2.01.100. Mobile Home. Means a structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, and electrical systems contained therein.

Section 2.01.110. Mobile Home Park. A tract of land that is occupied or designed for occupancy by two (2) or more mobile homes in accordance with this ordinance. Section 2.01.120. Mobile Home Space or Site. A parcel of land within a mobile home park used for placement of a mobile home, appurtenant structures or additions.

Section 2.01.190 Recreational Vehicle. Means a vehicular type unit primarily designed for temporary occupation such as recreational camping, travel, or seasonal use which has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles set up in a permanent fashion, as defined by the building code, shall be permitted as residences.

Section 2.01.200. Recreational Vehicle Park. A tract of land that is occupied or designed for occupancy by two (2) or more recreational vehicles for transient dwelling purposes in accordance with this ordinance (including campgrounds); provided that landowners using their land for personal recreational purposes may have their recreational vehicle and three (3) guest recreational vehicles and not be considered a recreational vehicle park; provided further that at no time shall guest recreational vehicles be occupied for any longer than three (3) weeks in any sixty (60) day period on the premises; provided further that landowners using their land for family reunions and other personal gatherings where more than 3 R.V.'s are involved shall not be considered a recreational vehicle park, as long as the gathering lasts no longer than five (5) Days and that no health problems, litter problems, etc. develop; provided further that

recreational vehicles set up in a permanent fashion, as defined by the building code, shall be permitted as permanent residences.

Section 2.01.210. RV Space or Site. A parcel of land within an RV park used for placement of an RV, appurtenant structures or additions.

Section 2.01.220. Sanitary Dump Station. Means a facility used for disposing of wastes from recreational vehicle holding tanks.

#### ARTICLE V. RECREATIONAL VEHICLE PARKS.

Section 5.01.010. Procedure.

A. The applicant shall apply for a recreational vehicle park permit on forms provided by the Planning Department, and shall include information specified in Appendix 2, along with a SEPA checklist (if applicable). The application shall be submitted at least thirty (30) days prior to any Planning Commission hearing on the application. The applicant shall also submit up to sixteen (16) copies of the site plan (for distribution indicated in Section 4.01.020), and other information described herein. Incomplete applications and site plans will not be considered. The Administrator and/or Planning Commission may require the applicant to submit any additional information or material which is deemed necessary for an adequate review of the application.

B. The procedures in Section 4.01.010. (D-F) shall be followed when applying for an RV park permit.

Section 5.01.020. Compliance with Site Plan. See Section 4.01.030.

Section 5.01.030. Fees. Fees shall be paid according to a schedule established by the Board.

Section 5.01.040 RV Park Size. No RV park shall contain less than two (2) acres. Provided that RV parks can be established below two (2) acres if the average density is less than or equal to 5 spaces per acre.

Section 5.01.050 RV Space Size. The minimum area of an RV space shall be one thousand (1,000) square feet; provided, tent areas shall have no minimum space size.

Section 5.01.060. Setbacks. All RVs, together with their additions, and appurtenant structures, accessory structures, and other structures on the site (excluding fences) shall observe the following setback requirements (excluding any hitch or towing fixture):

A. A minimum twenty-five (25) foot wide buffer yard shall be established along that portion of the RV park which adjoins a public road right-of-way. A minimum twenty (20) foot wide buffer yard shall be established along all other property lines. The buffer yards shall be in accordance with those specified in Section 5.01.180.

B. There shall be a minimum distance of five (5) feet between an individual RV unit and an adjoining interior RV park street.

C. There shall be a minimum distance of five (5) feet between an RV unit and the interior line of a perimeter buffer.

D. There shall be a minimum distance of ten (10) feet between RV units, and between an RV unit and unattached structures. Provided, this does not apply to unattached structures used as storage or accessory structures for individual sites.

Section 5.01.070. Site Occupancy. RV sites shall be occupied by no more than one (1) RV or RV combination and appurtenances (boat, awning, etc.) at any one time.

Section 5.01.080. Sewage Disposal. Utility buildings providing flush toilets and showers for each sex shall be provided at convenient intervals throughout the RV park. Where RV spaces are not

provided with individual sewer connections, utility buildings shall be located within three hundred (300) feet of those spaces. The number of toilets and showers shall be determined by the Health Department. All sewage from RVs and RV park buildings shall be discharged into a sewage disposal system approved by the appropriate agency.

Section 5.01.090. Sanitary Dump Stations.

A. A conveniently located dump station for the disposal of self-contained sewage shall be provided in RV parks with any spaces designated for self contained units. Additional dump stations may be required in RV parks having one hundred (100) or more RV spaces. All dump stations shall be designed and developed to the standards of the Health Department and the Washington State Department of Health.

B. Sanitary dump stations shall be screened from other activities by visual barriers such as fences, walls or natural growth and shall be separated from any RV space by a distance of at least fifty (50) feet.

Section 5.01.100. Solid Waste.

A. The storage, collection, and disposal of solid waste in an RV park shall be accomplished so as to prevent fire and health hazards, rodent harborage, insect breeding, accidents and odor. Upon the recommendation of the Health Department, the operator of an RV park may be required to enter into a contract for regular collection with an approved hauler.

B. Approved solid waste containers shall be located not more than two hundred (200) feet from any RV space.

C. Solid waste containers shall be screened from other activities by visual barriers such as fences, walls or natural growth, and should be identified.

Section 5.01.110. Revegetation. All RV parks shall comply with Section 4.01.100 of this ordinance.

Section 5.01.120. Road Standards.

A. All interior RV park roads shall be private roads, owned and maintained by the owner or operator of the RV park. All roads shall be open for access at all times to police and other emergency vehicle access.

B. RV park roads shall be surfaced with suitable material approved by the Public Works Department or with crushed rock or blacktop.

C. Approaches and other points of ingress and egress with County right-of-way shall be in compliance with the County road standards, and be acceptable to the Public Works Department. Points of ingress and egress located on state highways shall be in accordance with the Washington State Department of Transportation regulations.

D. Interior RV park roads shall have the following minimum widths:

no on-street parking

one-way streets: 12 feet

two-way streets: 22 feet

on-street parking one side only

one-way streets: 22 feet

two-way streets: 32 feet

E. Road termini shall be provided with a cul-de-sac to permit relative ease of turning as approved by the Public Works Department.

F. Additional ingress/egress routes for emergency access to a public road may be required for RV parks designed for one hundred (100) or more RV spaces as determined by the Fire Marshal and approved by the Board.

#### Section 5.01.130. Parking.

A. Off-street parking shall be provided at the rate of one space for each RV site. The Administrator may require additional off-street parking spaces as deemed appropriate to accommodate the parking needs of the RV park. All parking areas shall be in accordance with this ordinance and the Mason County Parking Standards Ordinance, which ever is more restrictive.

B. There shall be at least four off-street parking spaces provided for the RV park office, together with one additional parking space for each twenty-five (25) RV sites above one hundred (100) in the park.

C. Each parking space shall be a minimum of nine (9) feet by twenty (20) feet in size.

Section 5.01.140 Bridges. Any vehicle bridge within an RV park shall be designed and constructed under the supervision of a professional engineer who shall stamp the plans and certify that the bridge is adequately designed for the estimated maximum loads which shall include fire and emergency vehicles. The proposed bridge plans shall be reviewed and if adequate, approved by the Public Works Department.

Section 5.01.150 Water Supply. The water supply of all RV parks shall be in accordance with the Health Departments and other established guidelines.

Section 5.01.160 Lighting. Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles.

Section 5.01.170 Utilities. All water, sewer, electric and communication lines shall be located underground when practical, and shall be in accordance with all applicable laws, Health Department standards and other applicable regulations.

#### Section 5.01.180. Buffers, Recreation and Open Space.

A. Buffering and screening shall be required if the RV park is not compatible with the surrounding uses, as determined by the Administrator and/or Planning Commission and approved or modified by the Board. The purpose of a buffer yard is to create an area providing landscape screening and fencing which is used to reduce visual, noise, light, and incompatibility impacts. The Administrator and/or Planning Commission will determine, on a case by case basis, the need and extent of screening and fencing necessary to mitigate these impacts; provided the Board has final approval. Buffering or screening may be achieved by installing walls or fences. All plantings shall be maintained in a healthy living condition for the life of the RV park. All buffering or screening walls and fences shall be a minimum of six (6) feet in height and shall be approved by the Administrator (Board has final approval). Natural screening and buffering should be encouraged when it is adequate.

B. All RV parks shall include a minimum of ten (10) percent of the gross area within the RV park for open space and recreational use. Provided, that at least one outdoor recreational area within the RV park shall contain at least 2,500 square feet. Roads, parking, sites, and required setbacks shall not be counted as open space and recreational areas for the purpose of calculating compliance with this section.

Section 5.01.190. Drainage and Stormwater. RV parks and all expansions of RV parks on the same land beyond four (4) sites, shall conform to the drainage and stormwater standards, requirements, and provisions as specified in section 4.01.190. of this ordinance.

Section 5.01.200. Sensitive Areas/Unstable Lands. All RV parks shall conform to the sensitive areas/unstable lands regulations specified in Section 4.01.100. of this ordinance.

Section 5.01.210 Fire Protection.

A. RV parks shall conform to Section 4.01.210.

B. Fires shall not be permitted except where pits or bases are constructed of a non combustible material. Vegetation or other combustible materials shall be kept a safe distance from the pit.

Section 5.01.220. Surveys. RV parks shall conform to the survey requirements and provisions as specified in Section 4.01.220 of this ordinance.

Separation of Park. The issuance of a park permit does not provide for future separation of the sites. If the sites are to be separated they shall go through the normal subdivision process as delineated in Mason County Code Title 16, or other adopted regulations.

Section 6.01.050. Expansion of Park. The expansion of existing parks shall require new park permits and shall be in accordance with all requirements and provisions of this ordinance.

## **MASON COUNTY DEVELOPMENT REGULATIONS**

**[adopted as Ord. No. 82-96, as revised]**

### **1.02 Development Areas Defined**

#### **1.02.010 General**

For the purpose of regulating development activity within Mason County, the County is divided into three general types of development areas. These areas contain characteristics which have been identified in the Mason County Comprehensive Plan as worthy of preservation and/or enhancement, and their designation herein is intended to promote orderly development in a manner which is consistent with that Plan. The three area types, and their sub-types, are as follows:

#### **1.02.040 Rural Lands**

Rural land uses are divided into thirteen districts to reflect the diversity of existing development patterns in the rural areas. There are five types of residential districts and four types of commercial districts. The business districts are primarily intended to provide for the economic sustain ability of existing commerce which provide needed jobs, goods and services t the surrounding rural populations. The business districts, however, are limited to small areas largely consisting of existing development. All development in the rural lands must be sustainable without urban style public services.

#### **1.02.043 Rural Commercial**

There are four types of Rural Commercial districts. These districts provide for a variety of commercial areas reflecting the diversity of existing business areas. Parcels with this designation that are located within RACs, hamlets, ICIAs, and other areas designated under RCW 36.70A.070(5)(d)(i) ("D1 LAMIRDs") shall be principally designed to serve the existing and projected rural population. The County's primary method of such design is to limit building size, height, and floor to area ratios so that businesses of such size and intensity will ordinarily be oriented towards primarily serving the existing and projected rural population. Isolated LAMIRDs ("D2 and D3 LAMIRDs") of a commercial nature are not required to be principally designed to serve the rural population. These isolated commercial LAMIRDs, however, shall protect rural character, which is defined at RCW 36.70A.030(14), by containing and limiting rural development, by not being in conflict with surrounding uses and by assuring that such development is visually compatible with the surrounding area. The County's primary method of achieving such purpose is by providing for buffer yards, limiting the character of rezones, by limiting building size, height, and floor to area ratios in such a way as to be appropriate for the rural areas. Public services and facilities shall not be provided so as to permit low intensity sprawl.

- A. Rural Commercial 1 (RC 1) (See Section 1.04.320)
- B. Rural Commercial 2 (RC 2) (See Section 1.04.330)
- C. Rural Commercial 3 (RC 3) (See Section 1.04.340)
- D. Rural Commercial 4 (RC 4) (See Section 1.04.350)

### **1.04 Rural Lands Development Standards**

#### **1.04.300 RURAL COMMERCIAL**

#### **1.04.340 Rural Commercial 3 (RC 3)**

**1.04.341 Purpose.** (See Section 1.02.043)

**1.04.342 Uses Permitted.**

A. USES: Convenience/general store, Retail, Restaurant, Small office, Laundry, Professional services, Personal services, Public meeting space, Nursery, Public facilities - Post office/Fire station/Fish hatchery/Library/Ranger station, Church, Local community and recreation centers, Lodging facilities, including motels, RV parks, Campgrounds and Bed and breakfast, Marina - Sales, Service and Storage, Auto service and repair, Medical/Dental clinic, Animal clinic, Winery, Commercial/government operated day care, Single-family residential accessory use or apartment.

**1.04.347 Special Provisions.**

RV parks shall comply with the following additional standards:

A. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.

B. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

**1.04.350 Rural Commercial 4 (RC 4)**

**1.04.351 Purpose.** (See Section 1.02.043)

**1.04.352 Uses Permitted.**

A. USES: Convenience/general store, Retail, Restaurant, Small office, Laundry, Professional services, Personal services, Public meeting space, Nursery, Public facilities - Post office/Fire station/Fish hatchery/Library/Ranger station, Church, Local community and recreation centers, Lodging facilities, including motels, RV parks, Campgrounds and Bed and breakfast, Marina - Sales, Service and Storage, Auto service and repair, Medical/Dental clinic, Animal clinic, Winery, Commercial/government operated day care, Single-family residential accessory use or apartment.

County Parking Standards.

**1.04.357 Special Provisions.**

RV parks shall comply with the following additional standards:

A. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupants and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.

B. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

**1.04.600 RURAL TOURIST (RT)**

**1.04.601 Purpose.** (See Section 1.02.047)

**1.04.602 Uses Permitted.**

A. USES: Marina - Sales, Service and Storage, Lodging facilities, including motel, RV park, Campgrounds, and Bed and breakfast, Golf course, Restaurant, Retreat centers, Outdoor recreation.

B. ACCESSORY USES: Employee housing; Retail and Gas (1,000 sq. ft. maximum building size); Self Storage (Contained space has 1,000 sq. ft. maximum building size; outdoor storage limited to recreation storage)

**1.04.607 Special Provisions.**

B. RV parks shall comply with the following additional standards:

1. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.

2. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

**1.04.610 RURAL TOURIST – CAMPGROUND (RTC)**

**1.04.611 Purpose.** (See Section 1.02.047)

**1.04.612 Uses Permitted.**

A. USES: Lodging facilities, including RV park, and campgrounds, Golf course, retreat centers, and outdoor recreation.

B. ACCESSORY USES: Employee housing; motel and bed and breakfast; Marina - sales, service and storage; retail, gas, self storage, restaurant.

C. SPECIAL PERMIT REQUIRED USES: Motorized commercial outdoor recreation; and rifle ranges.

**1.04.617 Special Provisions.**

B. RV parks shall comply with the following additional standards:

1. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period (this standard applies to new occupants at existing mobile home and recreational vehicle parks, and to new mobile home and recreational vehicle parks). The RV park management shall maintain rental records identifying each RV and registered occupant and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.

**1.04.700 MASTER PLANNED RESORT (MPR)**

**1.04.701 Purpose.** The Master Planned Resort district provides for self-contained and fully integrated planned unit development in a setting of significant natural amenity, with the primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

#### **1.04.702 Uses Permitted.**

USES: Recreation facilities; Lodging facilities including hotel, motel, RV park, Campgrounds; Restaurant; Retail; Marina - Sales, Service and Storage; Golf course; Casino; Gas

ACCESSORY USES: Employee housing

#### **1.04.707 Special Provisions.**

A. Master Planned Resorts must be designated by plan amendment and consistent with the Mason County Comprehensive Plan policies for master planned resorts.

B. RV parks existing at the date of Development Regulations adoption will comply with the existing standards of the Mobile Home and Recreational Vehicle Parks Ordinance. RV parks reviewed after this date of adoption shall comply with the following additional standards:

1. No recreational vehicle shall remain in the RV park for rental purposes or for a time period of more than 120 consecutive days and 180 days in a 360 day period. The RV park management shall maintain daily rental records identifying each RV and shall present them to the county on written request. Failure to maintain or to present these records on request shall be sufficient grounds to rescind the RV park permit.

2. The recreational vehicle shall be built on a chassis and self-propelled or permanently towable, and shall not be set up in a RV park as a permanent structure for limited use.

#### **1.06 Definitions**

NOTE: The definitions used in the Mason County Development Regulations are those terms defined in Moskowitz, Harvey S. and Lindbloom, Carl G.; The New Illustrated Book of Development Definitions. New Brunswick, NJ, Center for Urban Policy Research, 1993, except as specifically defined in separate county ordinance(s).

**Recreation storage:** The storage of recreational vehicles, boats, boat trailers, camper trailers, personal water craft, and similar outdoor recreational equipment.

**Recreational Vehicle (RV) Park.** As defined in the Mobile Home and Recreational Parks Ordinance No. 118-91.

## Montgomery County, North Carolina

### Campground Ordinance

For the purpose of this ordinance, all procedures and processes including authority, enforcement, regulations, and penalties shall follow the same guidelines as issued in the Montgomery County Zoning Ordinance. To obtain a permit from the County Inspection Department all accessory buildings and recreational vehicle units must meet setbacks and campground ordinance. A detailed set of plans with a material list is to be furnished to the Inspection Department, also a surveyed plat showing the placement of existing accessory structures and recreational vehicle unit on that lot. No permit shall be issued unless a certified labeled recreational vehicle unit is on the lot.

#### Section 1. Definitions

For the purposes of this Article, the following words or phrases shall have the meanings respectively ascribed to them by this section:

**Accessory Use:** Any building or construction that is secondary to the primary unit. All accessory uses must meet all setbacks. Other than a room addition, no accessory building shall have water or sewer.

**Campground:** Any site or tract of land upon which two or more campsites are occupied or intended for occupancy.

**Camp Site:** A plot of land within a campground for the placement of a single tent, park model, motor home, pickup coach or RV camping trailer with or without facilities for the exclusive use of its occupant's.

Covers over RV's shall meet all setbacks and State Building Code. shall not be ' enclosed on side, front or back. Pre-existing covers shall not be en enclosed.

Certain Permanent RV's are not permitted in a campground. A RV that is designed to be used for temporary dwelling labeled by HUD as a manufactured home (park model not exceeding 400 square feet) or built to NC modular construction code (Modular RV). Permanent Park Models and Modular RV's are not allowed in a campground.

**Private road or roadway:** Any street within a campground not publicly maintained and utilized for access by the occupants of the campground, their guest, and the public.

**Recreational Vehicle (RV):** Any vehicle or structure designed to be transported and intended for human occupancy as a dwelling for short periods of time. Shall not be altered in any way. If altered it shall be replaced with an approved labeled RV.

**Sanitary station:** A facility provided for the removing and disposing of wastes from trailer holding tanks.

**Service building:** A structure housing toilet, lavatory, bathing and such other facilities as may be required by this Article for the purpose of supplementing the facilities contained in tents; park models, motor homes, pickup coaches or RV Camping trailers with or without facilities.

**Storage Buildings:** .Storage buildings are accessory buildings. They are to be used as storage type use only. They are not to be used as habitable space. No water or sewer is to be used in a storage building.

**Temporary RV:** A RV that is designed to be used for temporary dwelling not labeled by HUD or built to NC modular construction code. Temporary RVs are ANSI park models, motor homes, pickup coach, RV camping trailers with or without facilities.

Tent or RV Unit space: That portion of an individual campsite which is intended for occupancy by a single ANSI park model, motor home, pickup coach, RV Camping trailer with or without facilities, or a tent.

Watering station: A facility for providing potable water for the resupply of water storage tanks.

## Section 2. Site Requirements and Specifications

All campgrounds shall conform to the following requirements and specifications:

A. Size of campground: Every campground shall be located on a tract of land not less than three acres in size.

B. Size of Camp sites: Every camp site shall consist of a minimum of two thousand four hundred square feet, having a minimum width of thirty feet at some point on the site. Each camp site shall be clearly established on the ground by permanent monuments or markers.

C. Number of trailers per camp site: No more than one temporary RV unit may be parked on any camp site.

D. Recreation Vehicles and recreational camping units allowed in a campground are:

1. ANSI Park model: A transportable one story unit with a body width not exceeding 12 feet and built on a single chassis. The total area does not exceed 400 square feet. It is designed to provide seasonal or temporary necessary for the operation of installed fixtures and appliances. ANSI Park Models cannot be placed on a permanent foundation.

2. Motor home: A portable, temporary dwelling, to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

3. Pickup coach: A portable structure for use as, a temporary dwelling for travel, recreation and vacation, designed to be mounted on a truck chassis for transportation and to be used for a temporary dwelling while either mounted or dismounted.

4. RV Camping Trailer (with facilities): A travel trailer, which can operate independently of connections to sewer, water and electric systems. An RV camping trailer with facilities shall contain a water flushed toilet, lavatory, shower and kitchen facilities, all of which are connected to water storage and sewage holding tanks located within the unit. These units may also be connected to public water and sewer.

5. RV Camping Trailer. (without facilities): A travel trailer, which can operate independently of connections to sewer, water and electric systems. An RV Camping Trailer without facilities may contain any of the following water flushed toilet, lavatory, shower or kitchen facilities (example: RV Pop-up Camper).

6. Tent: A collapsible shelter of canvas or other material stretched and sustained by: poles and intended for human occupancy as a temporary dwelling for short periods of time.

E. Setbacks: Each campsite shall have front yard setbacks of 10 feet measured from the front property line and/or street right-of-way line(s), 5 feet from the back line and 5 feet from any side property line. Corner lots must have 10 feet from both front both front lines and/or street right-of-way lines. All RVs, accessory uses and buildings must meet setbacks. Before a permit can be issued for any new construction, the entire lot, including all buildings and accessory uses that are grandfathered must meet the current setbacks.

F. Recreation area: In all campgrounds, there shall be at least one recreation area, which shall be easily accessible from all camp sites. The gross amount of such recreation areas shall be not less than seven percent (7%) of the gross site area. Any individual area shall not be less than two thousand five hundred square feet in size.

G. Access to streets generally: All campgrounds shall be provided with safe and convenient vehicular access from abutting public streets or roads to each campsite. Surfacing and maintenance shall provide a smooth hard and dense surface, which shall be free of dust and well drained, with at least a 16-ft right-of-way.

H. Campsites-generally: Each campsite shall have a space for one tent or travel trailer and a parking space for at least two cars.

I. Campsite-location: All campsites shall be located at least twenty-five (25) feet from any campground boundary line coincident with a public street or highway right-of-way boundary, or any boundary of a residential dwelling district. Each tent or trailer space shall be set back at least ten (10) feet from any private road in the campground.

J. Camp stores: For the convenience and use of campground residents and their invited guests only, the campground may provide and operate a camp store. The camp store may include laundry facilities, concessions, video and pinball machines, groceries, produce, and camping equipment. Adequate parking must be provided.

K. Entrance porch: For safe ingress and egress, a 4 x 6 Covered or uncovered porch may be built at unit entrance. An entrance porch is allowed with other accessory uses.

L. Walkways: a 4 foot wide walkway is allowed to gain access from the entrance porch to a deck, screen room or a combination deck/screen room on a RV.

M. Temporary RVs (ANSI park model, motor home, pickup coach, RV camping trailer with or without facilities) are allowed the following accessory uses:

1. No structure shall be occupied unless a certified labeled recreational vehicle unit is on the lot.

2. Room Additions: Each recreational vehicle unit is allowed a one-story addition, not to exceed a height of 14 feet 8 inches to the peak of the roof from the ground (highest point, which must be built parallel and beside principal structure. Room additions shall have a maximum width of 12 feet and a maximum length not to exceed the length of the recreational vehicle unit, minus bumpers and tongues. The maximum roof pitch is 4/12. Room Additions must be built on a crawl space area type foundation. Basements are not allowed in a campground. The room addition cannot be attached to the Recreational vehicle unit.

3. Screen Room. Decks or Combination Screen Room/Deck: a temporary RV may have either a full screen room, a full deck or a combination of both. Either of these may have a maximum width of 12 feet and a length not to exceeding the length of the RV unit minus the tongue and bumper. Either a screen room, a deck or a combination deck/screen room can have an open foundation, or enclosed latticework or masonry foundation, but cannot be used for a habitable area. The area under the screen room, deck or combination deck/screen room can be utilized for storage. Neither the deck, screen room or combination can be attached to the RV unit. A screen room must maintain 100% screen along the outside of all walls with no enclosure. No enclosure material of any kind may be used, including, but not limited to clear plastic materials.

4. Metal carports or stick built carports may be used to cover vehicles or boats. They shall not be used to cover RV's, decks, room additions or any other conflicting uses. The maximum size should be 12 feet wide, 23 feet high. Carports shall be detached and shall not be enclosed on any side or front. Carports must meet all setbacks and the North Carolina Stare Building Code. Shall be permitted lights and receptacles.

5. RV Covers: Shall meet State Building Code, shall not be enclosed on any side, front or back. Size of cover shall not exceed 14ft in width which includes a 12-inch overhang on each side and

front. Roof pitch shall not exceed 4/12 and clearance from RV shall be 24 inches measured from bottom of ceiling joist to the roof of the RV. Maximum length shall not exceed length of RV.

Other uses: Other uses not listed within this ordinance shall be considered prohibited unless preempted by state law or Statute.

### Section 3. Utilities and Services

#### 3.1 Utility Connections

In every campground, all utility installations or connections shall comply with the provisions of the building, plumbing, electrical, heating and gas regulations of the applicable county ordinances and other applicable regulations.

#### 3.2 Water Supply

Each campground shall obtain water from a source approved by the county and/or the State. The supply shall be adequate to meet a demand of one hundred gallons per campsite per day. The drinking; cooking, laundry, bath and general water supply for each campsite shall be obtained only from faucets or other plumbing fixtures connected directly to the water supply system. Such faucets or water supply fixtures may be either located by each campsite or at centralized watering stations.

#### 3.3 Sewage Disposal

Each campground shall be provided with an adequate sewage disposal system, by connection to a public sewage system, package treatment plant or other system approved by the county and/or the state. All sewage wastes from each campground, whether from individual trailers or camp sites or centralized facilities, including wastes from toilets, showers, bathtubs, lavatories, wash basins, and sinks, shall be piped into the campground sewage disposal system.

If individual connections for sewage disposal are provided at the campsite, such connections shall be of a type approved by the county health department and shall be sealed at any time when not connected to a trailer. Trailers having limited bathroom or kitchen facilities but lacking sewage storage facilities shall be required to connect to such individual sewage connections. Occupants of trailers of this type shall be prohibited from using toilets or bathing facilities of the trailer at camp sites where individual connections to sewage disposal facilities are not available.

#### 3.4 Sanitary Stations

At least one central sanitary station shall be provided at each campground for removing and disposing of wastes from waste holding tanks or self contained trailers.

#### 3.5 Service Building

Campgrounds which provide Camp sites for tents and RV camping trailers without plumbing and toilet facilities shall provide toilet and bathing facilities according to North Carolina plumbing code.

#### 3.6 Garbage Disposal

All garbage and refuse in every campground shall be stored in suitable watertight and fly tight trash receptacles. It shall be the duty of the camp to regularly disposed of garbage in a sanitary manner.

#### 3.7 Grandfathering -lot size

All campgrounds platted prior to the adoption of this ordinance as to lot size will be grandfathered.

### 3.8 Grandfathering - existing RVs and accessory uses

Any existing RV and/or accessory use in violation of this ordinance at the time of its adoption shall be grandfathered until which time the RV or accessory use is moved or removed for more than six (6) months.

## Section 4; Penalties and Enforcement

### 4.1 Cancellation of Permits

The Zoning Administration/County Inspector through the Montgomery County Inspection Department shall cancel a building or occupancy permit when the method of construction or use violates any provisions contained in these regulations. This allows the inspector to discontinue electrical or water service to this facility.

### 4.2 Criminal Penalties:

Any person, firm or, corporation violating any section or provision of this ordinance shall, upon conviction. Be guilty of a misdemeanor and shall be fined not more than \$50.00, or imprisoned not more than thirty (30) days. Each day such violation continues, however, shall be a separate and distinct offense, punishable as hereinbefore provided. (For example, a continued, violation of one (1) week after receiving notice from the Zoning Administrator/County Inspector could accumulate penalties of up to \$350.00 fine or imprisonment of up to two hundred and ten (210) days)

### 4.3 Civil Remedies

#### A. Monetary Penalty

Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or special-use or conditional-use permits, shall also subject the offender to a civil penalty of a maximum of \$100.00 per day. If the offender fails to pay this penalty within 10 days after being cited for a violation, the County, in a civil action in the nature of the debt, may recover the penalty. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation and did not take an appeal to the Board of Adjustment within the prescribed time.

#### B. Injunctive Relief

If a building or structure is erected, constructed. Reconstructed, or altered, repaired, converted. or maintained, or any building, structure or land is occupied or used in violation of the General Statutes of North Carolina, this Ordinance or other regulation made under authority conferred thereby, Montgomery County may apply to the District Court, Civil Division, or, any other court of competent jurisdiction for a mandatory or prohibitory injunction and order of abatement commanding the defendant to correct (the unlawful condition upon or cease the unlawful use of the property.

#### C. Abatement

In addition to an injunction, the court may enter an order of abatement as a part of the judgment in the case. An order of abatement may direct that building or other structures on the property be closed and demolished or removed: that fixtures, furniture, or other movable property be removed from the buildings on the property: that grass and weeds be cut: that improvements or repairs be made, or that any other action be taken that is necessary to bring the property into compliance with this Ordinance. If the defendant fails or refuses to comply with an injunction or with an order of abatement within the time allowed by the court, he may be cited for contempt,

and the county may execute the order of abatement. The county shall have a lien on the property for the cost of executing on an order of abatement.

#### 4.4 Equitable Relief

Montgomery County may apply to the District Court Civil Division or other court of competent jurisdiction for an appropriate equitable remedy. It shall not be a defense to the County's application for equitable relief that there is an adequate remedy at law.

#### 4.5 Combination of Remedies

The County may choose to enforce this Ordinance by any one, all, or combination of the above procedures.

#### 4.6 State Enforcement Authority"

The Environmental Management Commission may take any appropriate preventive or remedial enforcement action authorized under GS 143-214.5 against any person who violates any minimum statewide water supply watershed management requirement

This Ordinance shall be in force after its passage and approval.

## **Riverside County, California**

### Section 21.62a. RECREATIONAL VEHICLE PARK.

Any area or tract of land, or a separately designated Section within a mobilehome park, where one or more spaces are rented or leased or held out for rent or lease to owners or users of recreational vehicles. A recreational vehicle park may have a membership organization that provides for the use of spaces within a park. The following types of parks may be permitted in Riverside County:

- a. Vacation Recreational Vehicle Parks. A park which is designed for transient use, such as overnight or short-term occupancy. No occupancy shall exceed 30 consecutive days or 120 days in one calendar year. Tent camping may be permitted in areas designed and designated for such usage. Generally, only limited services and amenities are provided.
- b. Extended Occupancy Parks. A recreational vehicle park which is designed for extended occupancy. No such occupancy shall exceed nine months in any one calendar year. Full urban services are available, and recreational amenities are required. Tent camping may be permitted in areas designed and designated for such usage. Recreational Vehicles may be permitted to remain on-site during periods of non-occupancy.
- c. Permanent Occupancy Parks. A recreational vehicle park which is designed for permanent occupancy. There is no limit on the duration of occupancy. Full urban services and recreational amenities are provided.

Added Effective: 02-16-89 (Ord. 348.2986)

### ***Chapter 18.26 REGULATIONS FOR R3-RV – RECREATIONAL VEHICLE PARK ZONING DISTRICTS***

Sections:

[18.26.010](#) Application.

[18.26.020](#) Intent.

[18.26.030](#) Definitions.

[18.26.040](#) Permitted uses.

[18.26.050](#) Conditional uses.

[18.26.060](#) Occupancy.

[18.26.070](#) Recreational vehicle park design standards.

[18.26.080](#) Recreational vehicle site design standards.

[18.26.090](#) Public notice.

#### **18.26.010 Application.**

The regulations set forth in this chapter apply in all R3-RV zoning districts. (Zoning Ord. § 13-1).

#### **18.26.020 Intent.**

This zone is intended to:

- (a) Provide adequate sites for temporary parking of recreational vehicles whose occupants are visiting or passing through the area of Santa Clara.

(b) Minimize the adverse impacts between a recreational vehicle park and surrounding land uses.

(c) Provide health and safety standards to protect both the users of the park and the community. (Zoning Ord. § 13-2).

**18.26.030 Definitions.**

(a) "Recreational vehicle" is a motor home, travel trailer, truck camper, or camping trailer with or without motive power designed for human habitation for recreational or emergency occupancy.

(b) "Recreational vehicle park" is any property where one or more lots are rented to users of recreational vehicles and which are occupied for temporary purposes.

(c) "Recreational vehicle site" is a plot of ground within a recreational vehicle park for one recreational vehicle, automobile and camping party.

(d) "Camping party" is a person or group of not more than ten persons occupying any site within a park for not more than thirty (30) days annually. (Zoning Ord. § 13-3).

**18.26.040 Permitted uses.**

(a) Recreational vehicle parks and accessory uses limited to a permanent residence for the manager, vending machines and recreational facilities for the exclusive use of the park occupants. (Zoning Ord. § 13-4).

**18.26.050 Conditional uses.**

The following conditional uses may be established only by first securing a use permit as provided in Chapter [18.110](#) SCCC.

(a) Any commercial activity to and necessary for the operation of the park. No signs advertising the presence of such commercial activity shall be visible from a public street. (Zoning Ord. § 13-5).

**18.26.060 Occupancy.**

Occupancy of each site is limited to one recreational vehicle and one automobile or truck, accommodating one camping party. The length of stay is limited to a maximum of thirty (30) days in any twelve (12)-month period.

No buildings or storage sheds are permitted on the recreational vehicle sites. (Zoning Ord. § 13-6).

**18.26.070 Recreational vehicle park design standards.**

(a) Minimum lot size: three acres.

(b) Minimum lot width: one hundred (100) feet.

(c) Minimum setbacks:

(1) Front yard: fifteen (15) feet.

(2) Street side yard: fifteen (15) feet.

(3) Interior side yard: five feet.

(4) Interior yard adjacent to any R district: thirty (30) feet including five feet of landscaping adjacent to property line and a twenty-five (25)-foot drive.

(d) Landscaping.

(1) Front and street side yards.

(2) Five-foot strip adjacent to any R district to be planted with trees of a species which will form a screen.

(e) Fences. A six-foot high solid fence or architectural control committee-approved alternative is required on all interior property lines and on the front and street side yard setback lines. On property lines adjacent to any R district the fence shall be masonry.

(f) Parking. One visitor parking space shall be provided for every fifteen (15) recreational vehicle sites or fraction thereof.

(g) Facilities.

(1) Recreation. A recreation area of at least five thousand (5,000) square feet shall be provided in addition to the required landscaping. Recreation equipment, such as a pool, playground, and picnic tables, and a service building, including toilets, showers, and laundry, can be located within the recreation area.

(2) Sanitation.

(A) A minimum of one toilet and one lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof which is not provided with a water connection and a three-inch drain inlet for connection to a vehicle equipped with a toilet.

(B) A minimum of one shower for each sex and one washer and dryer is required.

(C) Trailer sanitation stations designed to receive the discharge of sewage holding tanks for self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which there are sites not provided with drain inlets designed to receive the discharge of toilets. Trailer sanitation stations shall be provided on the basis of one station for each one hundred (100) such sites or fraction thereof.

(D) Trash containers shall be located within three hundred (300) feet of every recreational vehicle site and enclosed with a solid wood or masonry fence six feet in height. (Zoning Ord. § 13-7).

#### **18.26.080 Recreational vehicle site design standards.**

(a) Minimum site size: one thousand two hundred (1,200) square feet.

(b) Separation. Recreational vehicle parking pads shall be located to maintain a ten-foot separation between recreational vehicles.

(c) Landscaping. At least twenty-five percent (25%) of each site shall be landscaped and shall include a nondeciduous tree of at least fifteen (15)-gallon size.

(d) Parking. Each site shall include parking space for one automobile.

(e) Access. Each site shall have direct access to a driveway designed in accordance with Chapter [18.74](#) SCCC. (Zoning Ord. § 13-8).

#### **18.26.090 Public notice.**

Notice of the time and place of the public hearing considering a rezoning for a recreational vehicle park shall be given at least two weeks before the hearing and shall be published at least

once in a newspaper of general circulation. Such notice shall include a general explanation of the matter to be considered and a general description of the area affected. (Zoning Ord. § 13-9).

## ARTICLE XIXd

### RECREATIONAL VEHICLE PARKS

#### Section 19.95. INTENT.

Recreational vehicle parks or resorts are intended to provide for the accommodation of visitors to the unincorporated areas of Riverside County who travel to or within the County by recreational vehicle and reside in a recreational vehicle park. The provisions of this article are intended to create a safe, healthful, and beneficial environment for occupants of the recreation vehicle parks and to protect the character and integrity of surrounding uses.

#### Section 19.96. INCIDENTAL USES.

a. A recreational vehicle park may include incidental uses operated for the convenience of recreational vehicle park occupants only. No incidental use shall be permitted unless approved as part of the approval of the recreational vehicle park. There shall be no separate sign advertising any such incidental use visible from any street and any such use shall be located no less than one 100 feet from any street. Incidental uses permitted may include the following:

- (1) Dwellings for owner and/or managers and staff.
- (2) Food markets.
- (3) Office.
- (4) Laundry.
- (5) Personal services including showers and rest rooms.
- (6) Indoor and outdoor recreational facilities.
- (7) Restaurants, including dancing and alcoholic beverage sales.
- (8) Sales of items related to maintenance and operation of recreational vehicles.
- (9) Barber and beauty shops.
- (10) Golf courses and tennis courts.
- (11) Refreshment stands.
- (12) Membership sales offices
- (13) Assembly rooms.
- (14) Boat storage and launching
- (15) Horse stables.
- (16) Storage for recreational vehicles. An area may be provided where recreational vehicles can be stored when not in use. The storage area shall be fully screened on all sides by a six foot high masonry wall or a six foot high fence, and a six-foot high landscape buffer shall be provided around the wall or fence.

b. The County Planning Commission or East Planning Counsel may, by resolution of record, permit any other incidental use which it determines to be similar to those listed above, operated exclusively for the convenience of recreational vehicle park residents, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the park. All such uses shall be subject to the property development standards contained herein.

Section 19.97. DEVELOPMENT STANDARDS FOR ALL RECREATIONAL VEHICLE PARKS. Development of Recreational Vehicle Parks shall comply with all requirements of this Ordinance, Title 25 of the California Administrative Code, and all other applicable statutes and ordinances. The following development standards shall apply to all recreational vehicle parks:

a. PARK SITE AND STANDARDS.

(1) Density.

a) Where areas are designated or determined for Category I and II land uses in the Riverside County General Plan, an overall density of not more than 20 spaces per acre may be allowed. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted community plan sets forth recreational park densities, the provided densities in the community plan shall apply.

b) Where areas are designated or determined for Category III, IV, or open space land uses in the Riverside County General Plan, an overall density of not more than eight spaces per acre shall be allowed for vacation recreational vehicle parks and extended occupancy parks. However, the maximum permitted density may be reduced if it is determined to be necessary to achieve compatibility with the area in which the park is located. In areas where an adopted community plan sets forth recreational vehicle park densities, the densities provided in the community plan shall prevail.

c) Where areas are designated or determined for Category III land uses in the Riverside County General Plan, the overall density for permanent occupancy parks shall be not more than that permitted for residential development by the General Plan. In areas where an adopted community plan exists, the residential density provided for the project site in the community plan shall apply.

(2) General Plan Land Use Categories.

a) Vacation recreational vehicle parks and extended occupancy parks shall be allowed in all land use category areas.

b) Extended occupancy parks may be allowed in all land use category areas.

c) Permanent occupancy parks may be allowed only in areas designated for Category I, II or III land use in the Riverside County General Plan.

(3) Size of Recreational Vehicle Park: No parcel of land containing less than five acres may be used for the development and operation of a recreational vehicle park.

(4) Open Space. Each recreational vehicle park shall have a minimum of 25 percent of its net area in open space. The net area of a park shall be determined by excluding all streets, drives, and visitor parking areas.

b. SIGNS. All signs shall comply with the provisions of Article XIX of County Ordinance No. 348.

c. OUTSIDE ACCESS.

(1) Principal access shall be from a County maintained road.

(2) Emergency access shall be a minimum of 15 feet in width and shall be gated. It shall be posted and otherwise remain unobstructed. Use of emergency access shall be limited to emergency use only. Emergency access may be permitted from any street.

d. TRASH REMOVAL. A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location,

size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of County Ordinance No. 513.

e. LIGHTING.

(1) Lighting shall be indirect, hooded and positioned so as to reflect onto the access roads and away from the recreational vehicle spaces and adjoining property unless otherwise approved by the approving body.

(2) Lighting standards for roads and recreational vehicle sites shall be a maximum of ten feet in height. The height of all light standards shall be measured from the elevation of the adjoining pavement of the access roads. Lighting standards in recreational areas may be taller than ten feet.

(3) All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting policies set forth in County Ordinance No. 655.

f. DRAINAGE. The park shall be so graded that there will be no depressions in which surface water will accumulate or as approved by the County Flood Control District.

g. DISTANCE BETWEEN RECREATIONAL VEHICLES AND BUILDINGS.

(1) Recreational vehicle spaces shall be designed so as to provide the maximum distance between recreational vehicles, taking into account minimum recreational vehicle space size requirements as established within this ordinance.

(2) In vacation recreational vehicle parks, recreational vehicle utility connections may be arranged so as to allow grouping of recreational vehicles, up to four vehicles per utility connection, if this is desired by the recreational vehicle owners. However, recreational vehicle owners shall not be required to group more than two to a utility connection unless they so request.

(3) Where recreational vehicle spaces are located near any permitted building, the minimum distance between the recreational vehicle and said building shall be 15 feet.

h. SETBACKS AND YARD REQUIREMENTS.

(1) Yard Requirement. Each recreational vehicle park shall have a 20 foot wide landscaped front yard extending along the full width of the parcel devoted to said use and along any side or rear property line abutting a street unless this requirement is modified by the approving body. The yard(s) shall be free of all walls, fences, and accessory structures.

(2) Setbacks. All structures and recreational vehicle pads shall be set back from all side and rear property lines not less than three feet, except where a side or rear property line abuts a street, the setback shall be not less than 20 feet. Where the recreational vehicle park is adjacent to an existing single family development, a 100 foot setback shall be provided for structures exceeding one story.

i. OFF-STREET PARKING. Parking for recreational vehicle parks shall comply with Section 18.12 of this ordinance. No parking or interior access roads shall be allowed. Visitor parking shall be provided in separate off street parking areas.

j. BUILDING HEIGHT. Maximum building heights shall be as permitted in the zoning classification in which the recreational vehicle park is located.

k. MANAGEMENT.

(1) A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.

(2) Maintenance and Storage Yard. All storage of supplies, maintenance materials and equipment outside of buildings shall be provided within a storage area. Any storage shall be located outside any required yard and completely screened from adjoining properties with a decorative masonry wall or fencing six feet in height and further buffered with landscaping materials eight feet in height.

#### I. SANITARY FACILITIES:

(1) Based on standards set forth in Title 25 of the California Administrative Code, toilets, lavatories and showers shall be provided in the following numbers for each sex:

a) In parks constructed and operated exclusively for dependent recreational vehicles: one toilet, one shower, and one lavatory for each sex for each 15 dependent recreational vehicle spaces.

b) In parks constructed and operated exclusively for independent recreational vehicles, or for a combination of independent and dependent recreational vehicles, the following ratio of toilets, showers and lavatories for each sex:

No. of Spaces	Toilets	Lavatories	Showers
1-25	1	1	1
26-70	2	2	2

For each additional 100 spaces or fraction thereof one additional toilet, lavatory and shower shall be provided for each sex.

c) In parks where no water and sewer connections are provided at individual recreational vehicle spaces, one toilet, lavatory, and shower shall be provided for each sex for every 15 recreational spaces.

(2) Toilets shall be of a water flushing type.

(3) Hot and cold running water shall be provided for lavatories and showers.

(4) Toilet, lavatory and shower facilities shall be located not more than 400 feet from any dependent recreational vehicle space. Toilet, lavatory, and shower facilities shall be located not more than 1,000 feet from any independent recreational vehicle space.

(6) One washing machine and dryer shall be provided for every 50 recreational vehicle spaces or fraction thereof.

(7) Recreational vehicle parks which do not provide each recreational vehicle space with a connection to an approved sanitary sewer system shall provide sanitation stations designed to receive the discharge from the sewage holding tanks of recreational vehicles.

a) The sanitary station shall be constructed in accordance with specifications set forth in Title 25 of the California Administrative Code.

b) If a sanitation station is provided, it shall be located within the park in such a manner so as not to be obnoxious to the tenants of the park and shall be set back 100 feet from adjoining residential development, unless approved by the approving body.

m. INTERIOR ACCESS ROADS. Interior access roads within the recreational park shall not be less than 24 feet wide and be paved with a minimum thickness of three inches of asphalt

concrete or six inches of Portland Cement Concrete, or with such alternate surfacing as recommended by a soils engineer.

n. ONE WAY INTERIOR ACCESS ROADS. The approving body may reduce the minimum width of interior access roads to 20 feet where one way interior access roads are utilized.

o. FRONTAGE. Each recreational vehicle space shall front on or be served by an interior access road.

p. HAZARDOUS FIRE AREAS. In areas designated as hazardous fire areas, the following standards shall apply pursuant to County Ordinance No. 546:

(1) Roads must be a minimum 24 feet in width.

(2) Dead end roads shall be no longer than 600 feet in length and shall end in a 90 foot diameter turnaround.

q. ELECTRICAL SERVICES. In accordance with Title 25 of the California Administrative Code, the following standards shall be met.

(1) Only one power supply connection shall be made to a recreational vehicle.

(2) Electric power supply equipment shall be located on the rear half of the recreational vehicle space within four feet of the location or proposed location of the recreational vehicle on the space.

r. All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the restrictive standards shall apply.

#### Section 19.98. DEVELOPMENT STANDARDS FOR VACATION RECREATIONAL VEHICLE PARKS.

a. SIZE OF SPACE. The minimum area of each recreational vehicle space shall be 1,250 square feet.

b. INDIVIDUAL SPACE IMPROVEMENTS.

(1) Recreational vehicle sites and driveways shall be of crushed stone, decomposed granite, grass or similar material so as to provide a level surface for recreational vehicle parking and to minimize dust.

(2) A parking space shall be provided for each recreational vehicle site not less than nine feet by 25 feet in size. The parking space may be part of the driveway into or through the site. The parking space may be part of the driveway into or through the site. The parking space shall be of rock, decomposed granite, grass or similar material so as to provide a level surface for car parking and to minimize dust.

(3) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance unless otherwise approved by the approving body.

c. WATER SERVICES. Each recreational vehicle space shall be provided with a water service outlet delivering safe, potable water.

d. UTILITY SERVICES. All utility services within the recreational vehicle park including, but not limited to, electrical, telephone, and television services, shall be underground.

e. MOVEMENT OF RECREATIONAL VEHICLES. Wheels shall not be removed from recreational vehicles, nor shall any fixture be added which will prevent the recreational vehicle from being moved under its own power or by a passenger vehicle.

f. ACCESSORY STRUCTURES.

(1) No accessory structures including, but not limited to, ramadas, cabanas, and storage structures, shall be constructed on individual recreational vehicle spaces except patio covers may be constructed provided the following criteria are met and maintained..

- a. The patio covers are located or constructed and maintained by the park owner.
- b. The covers are of uniform size, style, and building materials.
- c. The patio covers are self-supporting and in no way permanently attached to a recreational vehicle.
- d. The patio covers are approved as part of the approval of the recreational vehicle park.

(2) All awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected in any way to a permanent structure. Free standing awnings shall not be permitted.

(3) Structures to assist the handicapped shall be allowed.

(4) The occupied area of the recreational vehicle lot shall not exceed 75 percent of the lot area.

g. RECREATIONAL AREA. Recreation areas may be provided. Open space, pool areas, game courts, and similar areas, shall be considered recreation areas.

h. WALL AND FENCES. Each recreational vehicle park shall be screened or fenced as follows:

(1) For vacation recreational vehicle parks in Category H or II land use areas, decorative masonry walls or fencing six feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(2) For vacation recreational vehicle parks located in Category III or IV, or open space land use areas a decorative masonry wall, earthen berm and block wall, fencing, landscaping screen, or combination thereof shall be provided on all property lines as specified by the approving body. Where walls and fences are utilized, landscape buffer shall be provided as set forth in Section 18.12 of this ordinance.

(3) For vacation recreational vehicle parks visible from a scenic vista or a designated State or County Scenic Highway, decorative masonry wall, or fence six feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, the six foot high fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls and fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(4) The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

Section 19.98a. DEVELOPMENT STANDARDS WITHIN EXTENDED OCCUPANCY PARKS.

a. SIZE AND SPACE. Each recreational vehicle space shall be 1,750 square feet or more in area with a minimum width of 30 feet and contain 40 percent of open space area. The open space area shall not include patio area, vehicle parking area, and recreational vehicle parking area.

b. INDIVIDUAL SPACE IMPROVEMENTS:

(1) Each site shall contain a level, stabilized recreational vehicle parking pad of crushed stone, decomposed granite, paving or other suitable material.

(2) Each recreational vehicle space may be provided with a ten foot by 25 foot parking area of asphalt concrete, Portland Cement Concrete, rock, decomposed granite/or similar material.

(3) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance, unless otherwise approved by the approving body.

c. ELECTRICAL SERVICES.

(1) Each recreational vehicle space shall be provided with an electrical service outlet.

(2) Each recreational vehicle space may be provided with connection to telephone service.

d. WATER SERVICES. Each recreational vehicle space shall be provided with a fresh water service outlet delivering safe and potable water.

e. SEWER SERVICE. Each recreational vehicle space shall be provided with a connection to an approved sanitary sewer system.

f. NUMBER OF RECREATIONAL VEHICLES PER SITE. Only one recreational vehicle connected to utilities shall be allowed per site. No other vehicle parked at the recreational vehicle site, except for the primary recreational vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these other vehicles provided it is the only available source of transportation to and from the recreational vehicle park.

g. MOVEMENT OF RECREATIONAL VEHICLES. Wheels shall not be removed from recreational vehicles.

h. ACCESSORY STRUCTURE.

(1) Ramadas and patio covers are allowed.

(2) Accessory storage structures may be allowed at individual vehicle spaces with the following restrictions:

a) The structures are approved as part of the recreational vehicle park approval.

b) Storage structures are no larger than 100 square feet in area and a maximum of eight feet in height.

c) Only one storage structure is allowed at each recreational vehicle site.

(3) All structures shall comply with the requirements of Title 25 of the California Administrative Code, except where this ordinance is more restrictive, the more restrictive standards shall apply.

(4) No more than 60 percent of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.

(5) Structures to assist the handicapped shall be allowed.

(6) Awnings are permitted in accordance with the provisions of Title 25 of the California Administrative Code.

i. RECREATIONAL AREA. A community recreational area or areas having a minimum area of 150 square feet for each recreational vehicle space shall be provided. Any such area shall be of sufficient size to be usable for recreational purposes. Open space, pool areas, game courts, clubhouses, and similar areas shall be considered recreation areas.

j. WALLS AND FENCES. Each recreational vehicle park shall be screened or fenced as follows:

(1) For extended occupancy parks in Category H or II land use areas decorative masonry walls or fencing six feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road the six foot high wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(2) For extended occupancy parks in Category III, IV, or open space land use areas a decorative masonry wall, earthen berm and block wall, fencing, or landscaping screen, or combination thereof shall be on all property lines as specified by the approving body. Where walls and fences are utilized an additional landscape buffer shall be provided as set forth in Section 18.12 of this ordinance.

(3) For extended occupancy parks visible from a scenic vista or a designated State or County Scenic Highway, decorative walls or fencing six feet in height shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot wall or fence shall be combined with an earthen berm and landscaping to provide an eight foot high screen. In all cases walls or fences shall be buffered with appropriate landscape materials as provided by Section 18.12 of this ordinance.

(4) The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

k. HUMAN HABITABILITY. Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one year.

l. VEHICLE REGISTRATION. All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the California Department of Motor Vehicles.

#### Section 19.98b. DEVELOPMENT STANDARDS FOR PERMANENT OCCUPANCY PARKS.

a. SIZE OF SPACE. Each recreational vehicle space shall be 1,750 square feet or more in area with a minimum width of 30 feet and contain 40 percent of open space area. The open space area shall not include patio area, vehicle parking area, and recreational vehicle parking area.

#### b. INDIVIDUAL SPACE IMPROVEMENTS.

(1) Each site shall contain a level, stabilized recreational vehicle parking pad of crushed stone, decomposed granite, paving or other suitable material.

(2) Each recreational vehicle space shall be provided with a ten foot by 25 foot parking area of asphalt concrete, Portland Cement Concrete, rock, decomposed granite, or similar material.

(3) Each recreational vehicle space may be provided with a patio up to 120 square feet in area.

(4) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of this ordinance, unless otherwise approved by the approving body.

(5) A five gallon tree shall be planted at each recreational vehicle site by the park owner and maintained by an automatic water system.

(6) Each permanent recreational vehicle shall be skirted in order to screen the area under the vehicle from view, unless waived by the approving body.

#### c. UTILITY SERVICES.

(1) Each recreational vehicle space shall be provided with an electrical service outlet.

(2) Each recreational vehicle space may be provided with a connection to telephone service.

(3) All electrical, telephone and television services within the recreational vehicle park shall be underground.

d. WATER SERVICES. Each recreational vehicle space shall be provided with a water service outlet delivering safe and potable water.

e. SEWER SERVICE. Each recreational vehicle space shall be provided with a connection to an approved sanitary sewer service.

f. TELEVISION SERVICE. A central antenna system may be provided by the park owner. If this system is provided, all wiring shall be underground, and service shall be provided to each recreational vehicle site. Dish antennas shall be located in an unobtrusive location and screened.

g. NUMBER OF RECREATIONAL VEHICLES PER SITE. Only one recreational vehicle connected to utilities shall be allowed per site. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans, or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.

h. ACCESSORY STRUCTURE.

(1) Ramadas and patio covers are allowed.

(2) Accessory storage structures are allowed at individual vehicle spaces with the following restrictions:

a) The structures are approved as part of the approval of the recreational vehicle park.

b) Storage structures are no larger than 100 square feet in area and a maximum of eight feet in height.

c) Only one storage structure is allowed at each recreational vehicle site.

(3) No more than 60 percent of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.

(4) Structures to assist the handicapped shall be allowed.

(5) Awnings shall be permitted in accordance with the provisions of Title 25 of the California Administrative Code.

i. RECREATIONAL AREA. A community recreation area shall be provided within the recreational vehicle park, exclusive of any dwelling lot or required yards, which is equal to 200 square feet per recreational vehicle site. If a clubhouse is provided, it shall have a minimum floor area of 1,200 square feet, or 20 square feet per recreational vehicle site, whichever is greater. The final design and location of recreational facilities shall be subject to the approval of the approving body.

j. WALLS. A decorative masonry wall, earthen berm and block wall, opaque fence, landscape screen, or combination thereof, six feet in height, shall be erected on all property lines that do not abut a road. Where the park abuts a road, a six foot high wall or opaque fence shall be combined with an earthen berm or landscaping to provide an eight foot high screen. The type of wall, berm, fence, or combination thereof, shall be subject to the approval of the approving body. The exterior side of all block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

- k. CURBS AND GUTTERS. Gutters may be installed where required to control drainage.
- l. HUMAN HABITABILITY. Only recreational vehicles which have toilet and kitchen facilities and can connect to sewer and water service at the recreational vehicle space are allowed.
- m. SPACE OWNERSHIP. A permanent park may have a membership organization that provides for the use of spaces in a park by members; however, members shall not be granted title to any lot within a park.
- n. SEWER SYSTEM. All permanent parks shall be connected to a sewer system as approval by the County Health Department.
- o. VEHICLE REGISTRATION. All recreational vehicles which are sited with a recreational vehicle park on a long-term or permanent basis shall be registered with the State of California Department of Motor Vehicles.
- p. FAULT HAZARD ZONES. For the purpose of this ordinance, recreational vehicles located in a permanent recreational vehicle park shall be considered a project as defined in County Ordinance No. 547 implementing the Alquist-Priolo Special Studies Zone Act.
- q. RECREATIONAL VEHICLE STORAGE AREA. All permanent occupancy parks shall provide a recreational vehicle storage area for the use of park residents. This storage area shall contain storage space for a minimum of one recreational vehicle for every five recreational vehicle sites in the park, unless otherwise approved by the approving body. The storage area shall be screened from all streets and from surrounding properties by an eight foot high wall or opaque fence, or by a combination earthen berm and wall or fence which provide an eight foot high screen.

Section 19.99. EXTENDED OCCUPANCY PERMIT. An existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, may apply for a permit to allow extended occupancy, which shall be granted if the following requirements are met:

- a. SIGNS. The provisions of Article XIX of County Ordinance No. 348 shall apply.
- b. TRASH REMOVAL. A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of Riverside County Ordinance No. 513.
- c. LIGHTING. All recreational vehicle parks in the Mt. Palomar Special Lighting Area shall comply with lighting policies set forth in Ordinance No. 655.
- d. OFF-STREET PARKING. Parking for recreational vehicle parks shall comply with Section 18.12 of this ordinance. No parking on access roads shall be allowed.
- e. NUMBER OF RECREATIONAL VEHICLES PER SITE. Only one recreational vehicle per site connected to utilities shall be allowed. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans, or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.
- f. MANAGEMENT. A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.

g. HUMAN HABITABILITY. Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one calendar year, and such recreational vehicles must be located on sites where water and sewer connection are provided as approved by the County Health Department.

h. WATER SERVICE. Each recreational vehicle space shall be provided with a water service outlet delivering safe, pure, and potable water.

i. VEHICLE REGISTRATION. All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the State of California Department of Motor Vehicles.

j. ELECTRICAL SERVICE. Each recreational vehicle space shall be provided with an electric service outlet which complies with applicable requirement of Title 25 of the California Administrative Code.

Section 19.99a. PERMANENT OCCUPANCY PERMIT. An existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, may apply for a permit to allow permanent occupancy, which shall be granted if the following requirements are met:

a. GENERAL PLAN LAND USE CATEGORY. The recreational vehicle park must be located in an area designated for Category H, II or III land uses in the Riverside County General Plan.

b. OUTSIDE ACCESS. Principal access shall be from a County maintained road.

c. SIGNS. The provisions of Article XIX of County Ordinance No. 348 shall apply.

d. TRASH REMOVAL. A trash removal plan for the recreational vehicle park shall be submitted at the time of application. This plan must include the type of trash removal system; location, size, and number of trash receptacles; and frequency of removal. Trash bins shall be fully screened and inaccessible to wildlife. Removal of garbage and rubbish shall comply with the requirements of County Ordinance No. 513.

e. LIGHTING. All recreational vehicle parks in the Mt. Palomar Special Lighting Area shall comply with lighting policies set forth in County Ordinance No. 655.

f. OFF-STREET PARKING. Parking for recreational vehicle parks shall comply with Section 18.12 of this ordinance. No parking on access roads shall be allowed.

g. NUMBER OF RECREATIONAL VEHICLES PER SITE. Only one recreational vehicle per site connected to utilities shall be allowed. No other vehicle parked at the recreational vehicle site, except for the primary vehicle, shall be used for human habitation on a temporary or permanent basis. In addition to the primary recreational vehicle, two cars, vans or trucks may be parked at the recreational vehicle space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the recreational vehicle park.

h. MANAGEMENT. A caretaker responsible for the management of the park shall be present on the premises of the park at all times when the park is occupied.

i. HUMAN HABITABILITY. Only recreational vehicles which can connect to sewer and water service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120 days in any one calendar year, and these recreational vehicles must be located on sites where water and sewer connection are provided as approved by the County Health Department.

j. WATER SERVICE. Each recreational vehicle space shall be provided with a water service outlet delivering safe, pure, and potable water.

k. VEHICLE REGISTRATION. All recreational vehicles which are sited within a recreational vehicle park on a long term or permanent basis shall be registered with the State of California Department of Motor Vehicles.

l. ELECTRICAL SERVICE. Each recreational vehicle space shall be provided with an electric service outlet which complies with applicable requirement of Title 25 of the California Administrative Code.

m. Awnings, cabanas, and storage shed shall be permitted pursuant to the provisions of this article.

Section 19.100. APPLICATIONS. An applications for an extended occupancy permit or a permanent occupancy for an existing recreational vehicle park which is operating under a permit approved by Riverside County prior to January 1, 1987, shall be made to the Planning Director pursuant to Section 18.30 of this ordinance. Such application shall be made on the form provided by the Planning Department, accompanied by the filing fee set forth in County Ordinance No. 671, and shall include such information and documentation as may be required by the Planning Director, including the following:

a. Name and address of the applicant and all owners of the subject property.

b. Evidence that the owners or their representatives agree to the application.

c. Location and address, legal description and zoning of the property on which the recreational vehicle park is to be located.

d. A site plan of the entire property showing the location of each recreational vehicle space, accessory buildings and their uses, all interior roads, landscaping, and all utility services and hookups.

Added Effective:

02-16-89 (Ord. 348.2986)

11-30-95 (Ord. 348.3752)

## Virginia Administrative Code CHAPTER 450: Rules and Regulations Governing Campgrounds

### Statutory Authority

§§[35.1-11](#) and [35.1-17](#) of the Code of Virginia.

### Historical Notes

Derived from VR355-35-04 §1, eff. July 21, 1971.

### Research and Practice References

39 Am. Jur. 2d, Health §§1-15 (introductory—powers), 34-95 (measures and regulations—in general), 49-56 (measures and regulations—subjects of health regulation), 57-83 (measures and regulations—methods of regulation; particular measures), 84-95 (measures and regulations—promulgation and enforcement).

40A Am. Jur. 2d, Hotels, Motels, and Restaurants §§1-13 (in general; definitions and distinctions), [27-30](#) (public regulation—in general), 3--39 (public regulation—particular regulations—in general), 40-46 (public regulation—particular regulations—licenses), 79-83 (liability for personal injuries or indignities—in general), 114-118 (liability for personal injuries or indignities—miscellaneous causes or circumstances of injury or death).

13A Am. Jur. Pleading & Practice Forms (Rev), Health, Forms 2-5 (measures and regulations).

12VAC5-450-10. Definitions.

For the purpose of this chapter, the following terms shall have the meanings respectively indicated unless another meaning is clearly intended or required by the context.

"Approved" means a procedure of operation or construction which is in accordance with the standards established by the Virginia Department of Health, or which is acceptable to the Health Commissioner based on his determination as to the conformance with appropriate standards and good public health practice.

"Campgrounds" means and includes, but is not limited to tourist camps, travel trailer camps, recreation camps, family campgrounds, camping resorts, camping communities or any other area, place, parcel or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and/or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale or by covenants, restrictions and easements. This definition is not intended to include summer camps, and migrant labor camps as defined in §§[35.1-16](#) and [32.1-203](#) of the Code of Virginia, construction camps, permanent mobile home parks, or storage areas for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions and conditions from providing his sanitary facilities within his property lines.

"Camping unit" means and includes tents, tent trailers, travel trailers, camping trailers, pick-up campers, motor homes or any other device or vehicular-type structure as may be developed marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

"Campsite" means and includes any plot of ground within a campground used or intended for the exclusive occupation by a camping unit or units under the control of a camper.

"Emergency" means a condition that in the exercise of the sound discretion of the Health Commissioner is found deleterious to the public health, safety and welfare and requires immediate action.

"Health Commissioner" means the chief executive officer of the State Board of Health or his authorized agent.

"Independent camping unit" means a unit which contains a water- flushed toilet, lavatory and shower as an integral part of the structure, and which requires an on-site sewer connection due to the absence of a waste holding tank on the unit.

"Non-self-contained camping unit" means a unit which is dependent upon a service building for toilet and lavatory facilities.

"Outdoor bathing facilities" means lakes, ponds, rivers, tidal waters, impoundments, beaches, streams or other places, whether natural or man-made, in which an area is held out for swimming or bathing purposes.

"Overflow area" means a plot of ground in or adjacent to the campground set apart for accommodating those campers for whom no designated sites are available in the general geographical area, and which is subject to certain restrictions as to size, length of stay, temporary facilities, etc.

"Overnight" means the occupation of a camping unit as a temporary habitation between the hours of 7 p.m. and 7 a.m., or major portion thereof.

"Permit" means a written permit issued by the Health Commissioner authorizing a designated person to operate a specific camping place.

"Person" means and include any individual or group of individuals, partnership, firm, private or public association or corporation, state, county, city, town, or anyone who by covenant, restriction or agreement has care, control, custody or management of property or parts thereof, or any combination of the above or other legal entity.

"Primitive camps" means camps which are characterized by the absence of what is generally understood as modern conveniences such as water- flushed toilets, showers and electrical connections. A campground shall be classified as a primitive camp when half or more of the required number of toilet seats are nonflush type.

"Self-contained camping unit" means a unit which contains a water-flushed toilet, lavatory, shower and kitchen sink all of which are connected, as an integral part of the structure, to water storage and sewage holding tanks located within the unit.

"Service building" means a structure housing toilet, showers or lavatories.

"Sewage" means the human excrement from service buildings, sanitary stations, camping units or other places together with such kitchen, laundry or shower wastes as may be present.

"Swimming pool" means any swimming, wading or spray pool, including all appurtenant equipment, structures and facilities provided for the use of the campers.

12VAC5-450-20. Local requirements.

In addition to the requirements of this chapter, all applicable local ordinances, including plumbing, building, electrical and zoning ordinances shall also apply in the construction, maintenance and operation of all campgrounds.

12VAC5-450-30. Approval of plans required.

A. In order to insure the provision of adequate, properly designed sanitation facilities at campgrounds, any person planning construction, major alteration or extensive addition to any campground shall, prior to the initiation of any such construction, submit to the Health Commissioner, through the local health department in the county in which the proposed project is located, complete plans or statements which show the following:

1. The proposed method and location of sewage disposal system.
2. The proposed sources and location of the water supply.
3. The number, location and dimensions of all campsites.
4. The number, description and location of proposed sanitary facilities such as toilets, dump stations, sewer lines, etc.
5. Name and address of applicant.
6. Location, boundaries and dimensions of the proposed project.
7. Such other pertinent information as the Health Commissioner may deem necessary.

B. When, upon review of the plans, the Health Commissioner is satisfied that the proposed plans, if executed, will meet the requirements of this regulation and other pertinent laws and regulations designed to protect the public health, written approval shall be issued.

C. When upon review of the plans, the Health Commissioner determines that the proposed plans preclude a safe, sanitary operation, the plans shall be disapproved and the applicant shall be notified of any deficiency in the plans that constitute the basis for disapproval.

D. No person shall begin construction, major alteration or addition to a campground until written approval has been granted by the Health Commissioner.

E. If construction is not begun within one year from the date of the approval of the plans, such approval shall be considered null and void.

F. All construction, reconstruction or alteration shall be done in accordance with and limited to work covered by the plans and recorded changes which have been approved by the Health Commissioner.

G. Any person whose plans have been disapproved may request and shall be granted a hearing on the matter under the procedure provided by 12VAC5-450-60.

A. No person or persons, directly or indirectly shall conduct, control, manage, operate, or maintain a campground or offer campsites for occupancy within the Commonwealth without first making application for and receiving a valid permit from the Health Commissioner for the operation of said camp.

B. Any campground for which a permit was not issued during the previous year shall file an application for a permit with the local health department in writing on a form and in a manner prescribed by the Health Commissioner at least 30 days before such camp is to be opened.

C. If, after receipt of an application to operate a campground, the Health Commissioner finds that the campground is not in compliance with the provisions of this regulation, he shall notify the applicant in writing citing the noncomplying items that constitute his reason for denying the permit.

D. A permit may be revoked by the Health Commissioner, or his authorized agent, if he finds that the camp for which the permit was issued is operated, maintained, or occupied in violation of this chapter, or any law, ordinance or regulation applicable to such establishments, or in violation of the conditions stated in the permit.

E. The permit shall be conspicuously posted in the office of the camp or on the premises if no office is available.

F. The permit shall not be transferable and shall expire on December 31 of each year, unless stated otherwise in special permits such as temporary permits that may be granted by the Health Commissioner to allow a reasonable time to conform to the requirements of this chapter, or to correct existing violations.

#### 12VAC5-450-50. Inspection of camping places.

A. The Health Commissioner is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter.

B. It shall be the duty of the operator or occupant(s) of a campground to give the Health Commissioner free access to such premises at reasonable times for the purpose of inspection.

C. A register shall be kept indicating name and address of the camper, the date of the campsite occupancy, and the number of the campsite occupied. Such register shall be made available to the Health Commissioner, upon request, during his inspection of the campground.

#### 12VAC5-450-60. Enforcement, notices, hearings.

A. Whenever the Health Commissioner finds violations of this chapter, an inspection report shall be filled out and left with the person in charge of the campground. Such inspection report shall be legible, contain written notation of the violation and remedial action to be taken to effect compliance with this chapter.

B. If, after a reasonable time has elapsed for the correction of noted items, the violation is found to continue to exist, a formal notice shall be issued which; (i) includes a written statement of the reasons for its issuance; (ii) sets forth a time for the performance of the corrections; (iii) is served upon the operator or his agent; Provided: that such notice shall be deemed to have been properly served upon such operator or agent when a copy has been sent by certified mail to his last known address; or when he has been served with such notice by any other method authorized or required by the laws of this Commonwealth; (iv) contains an outline of remedial action which, if taken will effect compliance with the provisions of this chapter; (v) informs the person to whom the notice is directed of his right to a hearing and of his responsibility to request the hearing and to whom the request should be made.

C. Periods of time allowed to elapse between notation of the violation on the inspection report and issuance of a formal notice, and time allowed in formal notice for performance of correction shall depend upon the nature and seriousness of the violation, but shall generally not exceed 30 days.

D. Whenever the Health Commissioner finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of the permit.

Notwithstanding any other provisions of this chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, by upon petition to the Health Commissioner, shall be afforded a hearing as soon as possible.

E. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter may request and shall be granted a hearing in accordance with the provisions of Title 9, Chapter 1.1:1 of the Administrative Process Act.

F. If a request for a hearing is not made within 10 days after the receipt of a formal notice of violation of this chapter, or correction of the violation has not taken place within the prescribed

time, the permit may be revoked and the continued operation of the campground shall be considered unlawful.

G. Nothing in this chapter shall be construed as preventing the Health Commissioner from making efforts to obtain voluntary compliance through warning, conference or any other appropriate means.

#### 12VAC5-450-70. Location.

A. Each campground shall be located on ground which has good surface drainage and which is free of natural and man-made hazards such as mine pits, shafts and quarries. Camps shall not be located on ground which is in or adjacent to swamps, marshes, landfills or abandoned landfills, or breeding places for insects or rodents of public health importance unless adequate, approved safeguards or preventive measures are taken.

B. The density of campsites in a campground shall not exceed an average of 20 campsites per acre inclusive of service roads, toilet buildings, recreational areas, etc.

C. Each campsite (including parking space) shall provide a minimum of 1600 square feet of space and shall not be less than 25 feet at its narrowest point.

D. Each campsite shall be identified by number and section. Camping units within a campground shall be required to locate within the designated campsites.

#### 12VAC5-450-80. Water supplies.

A. The water supply, storage reservoirs and distribution system shall be approved by the Health Commissioner.

B. An adequate supply of safe, sanitary, potable water capable of supplying a total capacity of at least 50 gallons per campsite per day if privies are used, and at least 100 gallons per campsite per day if water-flushed toilets are used, shall be provided at one or more easily accessible locations within the camping area. Adequate water storage facilities shall be provided to meet the demands for water during periods of peak use by the campers.

C. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with over-lapping covers so as to prevent the entrance of contaminating material. Reservoir overflow pipes shall discharge through an acceptable air gap.

D. All cross connections, between approved and nonapproved water supply systems are prohibited, and the supply shall be protected against the hazards of backflow or back siphonage.

E. Drinking fountains and water coolers, if provided, shall be of an approved type. Common drinking cups, glasses, or vessels are prohibited.

F. Unsafe wells or springs in the camp area shall be eliminated or made inaccessible.

G. All ice provided shall be from an approved source. All ice shall be handled and stored in such a manner as to prevent contamination. Ice-making machines shall be of approved construction.

H. Portable water tanks or watering stations shall not be approved, except in emergencies, and then such tanks, stations and dispensing shall be approved by the Health Commissioner.

I. The area surrounding a pump or hydrant used for a water supply shall be maintained in a properly drained and sanitary condition, to prevent the accumulation of standing water or the creation of muddy conditions.

J. The connection for potable water piped to individual campsites shall be so installed that it will not be damaged by the parking of camping vehicles.

K. If installed above the ground, the riser shall terminate at least four inches above the ground surface. If installed in a pit, the riser shall terminate at least 12 inches above the floor of the pit, and the pit shall be drained to prevent it from containing standing water. The drain for the pit shall not be connected to a sanitary sewerage system.

L. If a water connection and a sewer connection are provided at individual campsites, the two connections shall be separated by a minimum horizontal distance of five feet.

M. Adequate provisions shall be made to prevent the freezing of service lines, valves and riser pipes.

12VAC5-450-90. Sewage disposal.

A. Every campground shall be provided with an approved method of collection, conveying and disposing of all sewage and liquid wastes.

B. Privies shall be an acceptable method of sewage disposal when the location, design, construction, and quantity have been approved by the Health Commissioner provided their use is not prohibited or restricted by local requirements.

C. All methods or systems of collecting and disposing of sewage and liquid wastes, whether temporary or permanent shall be subject to the approval of the Health Commissioner.

D. It shall be unlawful to discharge sewage, sink waste water, shower waste water, or other putrescible wastes in such a manner as to enter the ground surface or subsurface, or a body of water except following a treatment device or process approved prior to construction by the Health Commissioner.

E. A sanitary or dump station for the disposal of sewage and other liquid wastes from self-contained camping units shall be provided which complies with the following requirements:

1. Campgrounds having less than 200 campsites shall provide a minimum of one sanitary station.

2. Campgrounds having more than 200 campsites shall provide an additional sanitary station for each additional 200 campsites or major fraction thereof, provided that campsites equipped with sewer connections shall not be included in the total.

3. Where two or more sanitary stations are required they shall be so located as to facilitate the simultaneous discharge of sewage wastes from different units.

4. Each sanitary station shall be so located and designed as to be easily accessible and facilitate ingress and egress for camping vehicles.

F. The sanitary station shall consist of the following:

1. A four-inch sewer pipe trapped below the frost line connected to an approved sewage disposal system.

2. The sewer pipe, at the inlet, shall be surrounded by a reinforced, concrete apron sloped to drain to the sewer pipe.

3. The minimum dimensions of the concrete apron shall be 36 inches wide, 60 inches long and four inches thick. The sewer pipe shall be located such that the major portion of the apron will project under the camping unit when it is discharging.

4. The inlet of the sewer pipe shall be provided with a suitable fly-tight cover.

5. The sanitary station shall be provided with a water outlet to permit wash down of the immediate area after each use and so arranged as to prevent a cross-connection or back siphonage.

6. Each water outlet used for such purposes shall display a sign stating, in effect, "Notice: Unsafe Water Outlet-This water for wash-down purposes only."

G. Individual sewer connections for camping vehicles, if provided, shall be installed in accordance with the following provisions:

1. The individual sewer (equivalent to the building sewer for a permanent building), shall be at least four inches in diameter, shall be trapped below the frost line, and shall be laid at depths sufficient to provide adequate protection against physical injury.

2. The sewer inlet shall consist of four inch riser extending, at a minimum four inches above the surface of the surrounding ground to accommodate a hose connection from the camping vehicle, or so designed as to divert surface drainage away from the riser. The riser shall be imbedded firmly in the ground and be protected against heaving and shifting.

3. The sewer riser shall be equipped with a standard ferrule and close nipple provided with a tight cap or expanding sewer plug. The screw cap or sewer plug shall be fastened by a durable chain to prevent removal while the sewer riser is in use. When the sewer riser is not in use, it shall be capped or plugged.

4. The sewer hose between the camping vehicle drain and the sewer riser shall be watertight, and shall be of flexible, noncollapsible, corrosion and weather-resistant material of suitable diameter to fit the camping vehicle drain. Its lower end shall be secured into the open sewer riser with a gasket of rubber or other suitable material. All joints shall be effected so as to prevent the leakage of sewage, odor or prevent the entrance of rodents.

12VAC5-450-100. Service buildings.

A. Each campground shall be provided with one or more service buildings which contain an adequate number of toilet and sanitary facilities. The minimum ratio of sanitary facilities to the number of campsites shall be provided according to the following schedule:

Number Of Sites	Toilets		Urinals	Lavatories		Showers		Other Fixtures
	Men	Women	Men	Men	Women	Men	Women	
1 to 15	1	1	0	1	1	1	1	1 slop drain
15 to 30	2	2	0	2	2	1	1	
31 to 45	2	3	1	3	3	1	1	
46 to 60	3	4	1	3	3	2	2	
61 to 75	4	5	1	4	4	2	2	
76 to 90	4	6	2	4	4	2	2	
91 to 105	5	7	2	4	4	3	3	
106 to 120	6	8	3	5	5	3	3	
121 to 135	6	9	3	5	5	3	3	

FN\*The providing of showers in the service building(s) is optional on the part of the campground owner, but when are provided the schedule will apply.

\*\* See Subsection Of this section

B. For campgrounds having more than 150 campsites located, in the opinion of the Health Commissioner, contiguously to the service building or buildings required by the schedule in subsection A, there shall be provided one toilet seat and one lavatory for each sex for each additional 30 campsites, and one additional shower for each additional 40 campsites and one additional men's urinal for each 100 campsites. When a section or sections of a campground are found to be incontiguous, the Health Commissioner may apply the schedule in subsection A above in determining the adequacy of the fixtures for such section. Whenever the number of campsites fall in between the numbers listed above, the larger number of required fixtures shall apply when a major fraction of the difference in the two numbers is attained.

C. Primitive camps shall be exempted from the provisions for lavatories and showers. If, however, any showers are provided at a campground designated as a primitive camp, the schedule in subsections A and B shall apply.

D. Where urinal troughs are used, two feet of urinal trough shall constitute one urinal.

E. Exemptions. Any person desiring to furnish temporary facilities for accommodating a travel trailer rally, or other group of camping units assembled for the purpose of traveling together, shall make application for such activity to the Health Commissioner through the local health department having jurisdiction, 15 days in advance of the intended date of use. The requirements for a service building may be waived by the Health Commissioner on the determination that public health will not be endangered; but the location of the site, the facilities which must be provided, and the method of conducting such rally shall be acceptable to the Health Commissioner before a special permit shall be issued specifying the location of the site, the period of operation not to exceed seven days, and any conditions of issuance.

F. A slop sink or suitable drain shall be provided within 500 feet of all campsites for the disposal of liquid wastes unless a sanitary station is accessible for this purpose. Adequate provision shall be made by the operator of a campground to assure that the slop sink or other suitable drain, if necessary, is kept in a sanitary condition and is used for the purpose for which it was intended such as the disposal of dish water and wash water.

G. Lavatories shall be provided adjacent to the toilet fixtures.

H. When a campground is operated in connection with a resort or other business establishment, the total number of sanitary facilities shall be in excess of those required by the aforementioned schedules and shall be based on the total number of persons using such facilities.

I. Service buildings shall be located no farther than 500 feet from any campsite served by such building, nor closer than 30 feet to any campsite. When two or more service buildings exist, the ratio of fixtures as specified in subsections A and B shall be in approximate relation to the number of campsites located within a 500 foot radius of each building.

J. All service buildings and the commodes, urinals, lavatories, shower and other appurtenances located therein shall be maintained in a state of good repair and shall be kept in a clean and sanitary condition at all times.

K. All doors to the exterior from service buildings shall be self-closing.

L. Toilet rooms, shower rooms and other areas receiving heavy camper use shall not be used for miscellaneous storage during operation of the camp.

M. Toilet tissue shall be provided at each privy or toilet seat.

N. Shower compartments, whether individual type with partitions or group type without partitions, shall have not less than 1,024 square inches in floor area and, if rectangular, square or triangular in plan, shall be not less than 30 inches in shortest dimension.

O. In a campground where there is a combination of campsites, part of which are provided with a water connection and a sewer outlet, the minimum number of fixtures as required in subsections A and B above may be adjusted by the Health Commissioner based on individual conditions provided any request for an adjustment complies with 12VAC5-450-190.

12VAC5-450-110. Structural requirements for service buildings.

A. All portions of the structure shall be properly protected from damage by ordinary use and by decay and corrosion. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

B. Effective ventilation of all service buildings shall be provided to prevent condensation, moisture and odors.

C. Interior of service buildings shall be finished in a light color and provided with adequate natural or artificial illumination, or both.

D. The floors of toilet and shower rooms shall be sloped to a properly trapped floor drain connected to the sewerage system.

E. Partitions between flush toilets in the same room shall be raised a minimum of eight inches from the floor to permit easy cleaning.

F. The interior finish of such buildings shall be of moisture resistant and easily cleanable material which will withstand frequent washing and cleaning. Special attention shall be given wall finishes immediately around lavatories, urinals, commodes and in showers to insure a surface in these heavily used areas which will withstand commercial use.

G. The floors shall be constructed of material impervious to water and be of easily cleanable material. Duck boards or walk ways made of wood or other absorptive material shall not be permitted.

H. All windows and openings to the outside from areas containing commodes and urinals shall be provided with fly-proof screening material of at least 16 mesh per inch.

I. Water closets and bathing facilities shall not be located in the same compartment.

J. Permanent service buildings shall be provided with an artificial light at the entrance to the building to facilitate its use at night: Provided, that primitive camps with privies may be exempted from this requirement.

K. Service buildings shall have appropriate signs to denote its use such as "Men's Toilet," "Women's Toilet," "Showers," etc.

L. Showers shall be equipped with a drain or drains which will prevent the shower water from running across floors that are used for other purposes.

M. All fixtures shall be of durable material which will be capable of withstanding the heavy usage which public facilities receive.

12VAC5-450-120. Garbage and refuse disposal.

A. All garbage and refuse shall be stored in durable, watertight, rodent-proof, fly-proof containers with tight-fitting covers. All containers shall be maintained in a state of good repair, and shall be kept clean.

B. Collection and disposal of garbage and refuse shall be in an approved manner, and of such frequency as to prevent a nuisance or health hazard to campers or adjacent areas.

C. An adequate number of containers shall be provided for the depositing of garbage and refuse.

D. Containers for garbage and refuse shall be supported in such a manner as to minimize tipping or spillage and the area around such containers shall be kept clean.

12VAC5-450-130. Insect, rodent and weed control.

A. Camping places shall be kept free from cans, jars, buckets, old tires and other articles which may hold water and provide temporary breeding places for mosquitoes. Mosquito control measures and supplemental larvicidal measures shall be undertaken by the owner when the need is indicated.

B. Fly breeding shall be controlled by eliminating the insanitary practices which provide breeding places. The area surrounding the garbage cans shall not be permitted to become littered with garbage nor saturated with waste liquid from garbage.

C. The growth of weeds, grass, poison ivy or other noxious plants shall be controlled as a safety measure and as a means toward the elimination of ticks and chiggers. Pesticidal measures shall be applied, if necessary, provided the pesticide and its use is in accordance with the rules promulgated by the Pesticide Control Board.

D. The campsite and the premises shall be maintained in a clean and orderly manner.

12VAC5-450-140. Swimming pools and outdoor bathing facilities.

The construction, modification, maintenance, operation and use of any swimming pool at a campground, if provided, shall be subject to the State Board of Health regulations adopted under §§[35.1-17](#) of the Code of Virginia.

12VAC5-450-150. Safety.

A. The electrical installation and electrical hook-up provided travel trailers, and other similar units shall be in accordance with the provisions of local electrical ordinances, or if no such ordinance exists, in accordance with the provisions of the National Electrical Code, applicable at the time of installation.

B. Adequate precautions shall be exercised by the operator to prevent the outbreak of fires. If open fires are permitted, there shall be a definite area provided within the bounds of each campsite for the building of fires by the camper, with a cleared area surrounding the firesite to aid in fire control.

C. Adequate precautions shall be taken by the operator in the storage and handling of gasoline, gas cylinders or other explosive materials, in accordance with local, state and national safety standards.

D. The operator shall make adequate provisions for the use and control of mini-bikes, trail bikes and other similar vehicles within the confines of the camping area to prevent accidents to small children and campers.

E. Broken bottles, glass and other sharp objects shall not be allowed to create a hazard to children or others.

12VAC5-450-160. Storage and handling of liquified petroleum gases.

Filling plants may be located in the campground provided that the entire operation, including the storage container, is located not less than 50 feet from the nearest campsite; important buildings, or group of buildings, or line of adjoining property which may be built upon, and not less than 25 feet from any public street or highway. Such filling plant and storage containers

shall be enclosed by man-proof fencing or otherwise protected from tampering or physical damage. The access to the enclosed area shall be kept locked when unattended.

12VAC5-450-170. Control of animals and pets.

A. Every pet permitted in a campground shall be maintained under control at all times and not be permitted to create a public health problem. Dogs shall be kept on leash at all times. Dung shall be removed immediately and be buried in a location which will not interfere with the site for camping purposes.

B. Any kennels, pens or other facilities provided for such pets shall be maintained in a sanitary condition at all times.

12VAC5-450-190. Waiver.

A. One or more of the provisions in the above regulation may be waived in whole or in part when, in the opinion of the Health Commissioner, there are factors or circumstances which render compliance with such provision(s) unnecessary; provided, that such provision(s) shall be specifically exempt in writing by the Health Commissioner.

B. It shall be the duty of the campground operator to file a written request for such waiver in which the reasons for noncompliance of a certain provision(s) are stated fully. If data, test or other adequate information is necessary to the rendering of a decision by the Health Commissioner, it shall be the responsibility of the applicant to provide such evidence.

12VAC5-450-200. Penalties.

Any person who violates any provision of this chapter shall, upon conviction, be punished by a fine of not less than \$10 nor more than \$100; and each day's failure of compliance with any provision shall constitute a separate violation.

12VAC5-450-210. Constitutionality.

If any provision of any section of this chapter is declared unconstitutional, or the application thereof to any person or circumstance is held invalid, the validity and constitutionality of the remainder of such regulations shall not be affected thereby.

12VAC5-450-220. [Reserved]

12VAC5-450-230. Exemptions.

Whenever it is found that existing facilities provided at a campground prior to the effective date of this chapter such as the size of campsites and design of structures are in noncompliance, and that the required changes would work an undue hardship on the operator and not materially affect the public health or safety, such major items shall be exempted from this chapter. Other nonconforming items at existing campgrounds such as dump station requirements and number of sanitary facilities may continue in use for a reasonable period of time not to exceed two years from the effective date, provided that a diligent effort is made by the owner to effect compliance. All new campgrounds, sections added to existing campgrounds and additions and extensions within existing campgrounds shall be subject to the provisions of this chapter.

### **Definitions in the Rockingham County Zoning Ordinance**

The Rockingham County Zoning Ordinance does not provide a definition for “recreational vehicle” or use the term in defining any place where overnight recreation may occur. The term “recreational vehicle” does appear in several definitions, including:

- 1) when excluding “recreational vehicles and camping trailers” from the definition of a “Manufactured home,” “Mobile unit,” “Modular, on-frame” and
- 2) in the definition of the phrase “Sale of travel trailers, manufactured homes, motor homes, and campers.”

The term “recreational vehicle” does not appear in the definitions of places and uses involving overnight recreation, as follows:

- 2) **Campground.** Any plot of ground used, maintained, or held out to the public, wholly, or in part, as temporary living quarters for the accommodation of tents, expandable camp trailers, travel trailers, converted buses or trucks, or such other devices as may be developed and marketed for the camping trade; whether privately or publicly owned; and whether use of such accommodations is granted free of charge or for compensation.
- 3) **Dwelling, recreational or seasonal.** Temporary living quarters, not used as a principal residence, that may be occupied on weekends, vacations, and for brief periods during the year. This includes, but is not limited to cabins, tents, campers, manufactured homes, or other such devices as may be developed and marketed for the camping trade.
- 4) **Recreational or seasonal use.** The use of property for weekends, vacations, and brief periods throughout the year with or without the location of a structure or camping unit.
- 5) **Travel trailer park or travel trailer camp.** Premises where motor homes and travel trailers are parked temporarily in conjunction with travel, recreation, or vacation.

The two definitions in the Rockingham County Zoning Ordinance of places where overnight recreation occur (“campground” and “travel trailer park or travel trailer camp”) use the terms “tent,” “expandable camp trailer,” “travel trailer,” “converted buses or trucks,” and “motor home” to define the “temporary living quarters” that may be used in a “campground” or “travel trailer park or travel trailer camp.”

The two definitions in the Rockingham County Zoning Ordinance of uses involving overnight recreation (“dwelling, recreational or seasonal” and “recreational or seasonal use”) use the terms “cabins, tents, campers, [and] manufactured homes” and “motor homes and travel trailers” to define the “temporary living quarters” that may be used as a “dwelling, recreational or seasonal” or while engaging in a “recreational or seasonal use.”

In total the eight terms listed below are used in the county zoning ordinance to describe the “temporary living quarters” that may be used at overnight recreation facilities or while engaging in temporary overnight recreation:

- cabin,
- camper,
- converted bus or truck,
- expandable camp trailer,
- manufactured home,
- motor home,

- tent, and
- travel trailer.

However only three of these terms, listed below, are specifically defined in the ordinance.

- 1) **Manufactured home.** A structure subject to federal regulation, which is transportable in one (1) or more sections; is eight (8) body feet or more in width and forty (40) body feet or more in length in the traveling mode, or is three hundred twenty (320) or more square feet when erected on site, is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. Site preparation, utility connections, skirting installation and maintenance of the manufactured home shall meet the requirements of the Virginia Uniform Statewide Building Code. This definition shall include on-frame modular homes, but shall exclude industrialized buildings, mobile units, recreational vehicles and camping trailers. For the purpose of this chapter, any home constructed prior to 1976, known as a mobile home, shall meet the same requirements as a manufactured home.
- 2) **Motor home.** A unit which is self-propelled and is designed for human habitation on a short-term basis.
- 3) **Travel trailer.** A towed structure built on a chassis, designed to be used for temporary occupancy for travel, recreation, or vacation.

The only instance in which the definitions of these terms use the words “recreational vehicle” is in excluding the same from what is included in manufactured home. The definition for “travel trailer” specifically excludes what is often defined as a “recreational vehicle” from a “campground” or “travel trailer park or travel trailer camps” by describing it as, “A towed structure built on a chassis.”

## **Code of Virginia Title 35.1 Hotels, Restaurants, Summer Camps, and Campgrounds.**

### **§ 35.1-1. Definitions.**

As used in this title unless the context requires otherwise or it is otherwise provided:

1. "Board" or "State Board" means the State Board of Health.
2. "Campground" means and includes but is not limited to a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements. "Campground" does not include a summer camp, migrant labor camp, or park for mobile homes as defined in this section and in §§ [32.1-203](#) and [36-71](#), or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.
3. "Camping unit" means and includes a tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, and any other device or vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.
4. "Campsite" means and includes any plot of ground within a campground used or intended for occupation by the camping unit.

### **§ 35.1-11. Regulations generally.**

The Board shall make, adopt, promulgate, and enforce regulations necessary to carry out the provisions of this title and to protect the public health and safety. In promulgating regulations, the Board shall consider the accepted standards of health including the use of precautions to prevent the transmission of communicable diseases, hygiene, sanitation, safety, and physical plant management.

(1981, c. 468; 1993, c. 336.)

### **§ 35.1-12. Emergency orders and regulations; Commissioner vested with authority of Board.**

The Board may make separate orders and regulations to meet any emergency not provided for by general regulations for the purpose of suppressing conditions dangerous to the public health and communicable, contagious, and infectious diseases.

(1981, c. 468.)

### **§ 35.1-17. Regulations governing campgrounds.**

A. The regulations of the Board governing campgrounds shall include minimum standards for (i) an approved drinking water supply; (ii) an approved sewage disposal system; (iii) an approved solid waste disposal system; (iv) the proper maintenance of buildings, grounds, and equipment; (v) vector and pest control; (vi) toilet, swimming, and bathing facilities, including shower facilities; (vii) effective measures for the control of animals and pets; (viii) appropriate procedures and safeguards for hazardous situations, including specifically the maintenance and sale of propane gas or other explosives and combustibles; and (ix) a procedure for obtaining a license.

B. The Board may in its sole discretion prescribe regulations for classes of campgrounds and different requirements for each class.

(Code 1950, § 35-55; 1981, c. 468.)

§ [35.1-18](#). License required; name in which issued; not assignable or transferable.

No person shall own, establish, conduct, maintain, manage, or operate any hotel, restaurant, summer camp, or campground in this Commonwealth unless the hotel, restaurant, summer camp, or campground is licensed as provided in this chapter. The license shall be in the name of the owner or lessee. No license issued hereunder shall be assignable or transferable. The Board shall not issue a license to the owner or lessee of any hotel, summer camp or campground in this Commonwealth that maintains, or conducts as any part of its activities, a nudist camp for juveniles. A "nudist camp for juveniles" is defined to be a hotel, summer camp or campground that is attended by openly nude juveniles whose parent, grandparent, or legal guardian is not also registered for and present with the juvenile at the same camp.

(Code 1950, §§ 35-22, 35-26, 35-44; 1981, c. 468; 2004, c. 987.)

§ [35.1-19](#). Person deemed responsible for campground.

In the event that the Commissioner or his designee cannot establish which person is responsible for a campground, the owner of the parcel of land upon which the campground lies shall be deemed to be the person responsible for obtaining a license and meeting the requirements of this title and the applicable rules and regulations for retaining a license.

(1981, c. 468.)

§ [35.1-20](#). Issuance and denial of licenses.

The Commissioner shall issue a license for each hotel, restaurant, summer camp, and campground which, after inspection, is found to be in compliance with all applicable regulations and provisions of this title. The Commissioner shall notify by certified mail any applicant denied a license of the reasons for such denial.

(1981, c. 468.)

§ [35.1-21](#). Display of restaurant and summer camp licenses.

The license of each hotel, restaurant, summer camp, and campground issued pursuant to this chapter shall be prominently displayed.

(Code 1950, § 35-26; 1981, c. 468.)

§ [35.1-22](#). Periodic inspections.

The Commissioner shall cause each restaurant, summer camp, and campground in the Commonwealth to be inspected periodically, but not less often than annually, in accordance with applicable provisions of this title and the regulations of the Board. The Commissioner, as he deems appropriate, shall cause each hotel in the Commonwealth to be inspected in accordance with applicable provisions of this title and the regulations of the Board. If at any time the Commissioner finds that a hotel, restaurant, summer camp, or campground is not in compliance with applicable provisions of this title or regulations of the Board, he may revoke or suspend the license of that hotel, restaurant, summer camp, or campground.

(Code 1950, §§ 35-4, 35-6, 35-7, 35-15, 35-23, 35-46, 35-47, 35-51, 35-56; 1981, c. 468; 1996, cc. 200, 834.)