

Campground and Recreational Vehicle Parks

I. Definitions:

- a. **Campgrounds and Recreational Vehicle Parks:** A contiguous site or tract of land under unified ownership intended and designed to accommodate cabins, tent spaces, recreational vehicles or campers as temporary living quarters for recreational or vacation purposes.
- b. **Recreational Vehicle or Campers:** A vehicle which is built on a single chassis, designed to be either self-propelled or permanently towable, and designed primarily as temporary living quarters for recreational, camping, travel or seasonal use; not for use as a permanent dwelling.
- c. **Cabin:** Enclosed facility meeting the minimum square footage requirement per occupant as established by state building code. A cabin has electrical hookup, plumbing and at least one operational commode attached to an approved septic /sewer system.

II. Zoning Districts:

- a. M-1 Industrial District Conditional Use

III. Site Standards:

- a. Every campground shall be located on a tract of land not less than five (5) acres.
- b. Every campsite shall consist of a minimum of 1,500 square feet. Each campsite shall be clearly established on the ground by permanent monuments or markers.
- c. Maximum development density not to exceed forty-five percent (45%) of total gross land area (excluding roads).
- d. No more than one (1) temporary recreational vehicle per lot site. The recreation vehicle park/campground shall not allow for permanent occupancy on the same site by the same occupant for any continuous period of time exceeding thirty (30) days. The sale or storage of recreational vehicles within the park is prohibited.
- e. Permanent sleeping quarters shall be limited within the park. One (1) permanent dwelling may be allowed for the park manager or operator. Cabins are also permitted within the campground and are subject to the following conditions

listed below and within the Campground and Recreational Vehicle Park Ordinance.

- a. The total building coverage may not exceed 50% of the permitted site. Building area also subject to water shed provisions and other applicable laws.
 - b. Construction- cabins construction must be stick built and have a permanent foundation. Cabins must be 100% constructed from natural material such as wood, stone, brick, stucco, or fibrous cement board.
 - c. At least 20 ft. between cabins.
 - d. Outdoor fireplaces, grills or fire pits: allowed but subject to requirements and inspection by the Fire Marshal. Must be at least 12 feet from the cabin.
 - e. Other than the permitted cabins, the permanent dwelling for the park manager or operator, and an accessory structure, the property designated under this conditional use may not contain any other structures.
 - f. All City and County Ordinances apply, including Noise Ordinance.
 - g. Are subject to the current North Carolina Building Code requirements.
 - h. State general statute N.C.G.S 42A, Vacation Rental Act, applies.
- f. Minimum ten percent (10%) total gross land area dedication for recreational uses excluding maximum density development.
 - g. Property owner may dedicate a minimum of five percent (5%) total gross land area for the use of tent camping, excluding the use of recreational vehicles.
 - h. No more than two (2) vehicles per site allowed for parking.
 - i. No site or lot shall have direct access to a public road.
 - j. Campgrounds shall provide safe and convenient vehicle access from public streets or roads into the campground, or registration area. Minimum interior two-way street widths of twenty (20) and twelve (12) feet in width for one-way streets. Permanent dead-end streets shall have a cul-de-sac constructed 40 feet in diameter. Gravel, with a six (6) inch gravel base, within the park or campground. Roads must remain accessible, passable, maintained, and conform to best practice in terms of erosion control.

- k. Buildings shall be 25 feet from the property line and sites shall have a setback of fifty (50) feet from all public or deeded rights-of-way, side, rear property lines, and riparian buffers on river, streams, dry creek beds, gullies, etc.
 - l. Minimum interior side setbacks of twenty (20) feet and rear setbacks, and twenty (20) feet between Recreational Vehicle or Camper campsites.
 - m. Minimum thirty (30) feet deeded, platted easement to a state-maintained road.
 - n. All utilities must be provided through underground access, comply with Town and County ordinances, and other applicable regulations. This may include water, sewer, power, phone, cable, natural gas, etc. A public water supply is required along with connection to Yadkin Valley Sewer Authority as no wells or septic tanks are allowed.
 - o. Adequate lighting shall be provided for all common areas, including the interior lighting of any building open after dusk. Service buildings, entrances, exits should be adequately lit from sundown to sunrise, with low spillage, and casting no direct light on adjacent properties. A trail type of light such as bollards, and lighting on buildings to change to a low-light, i.e. amber light after sundown to avoid light pollution.
 - p. Separate sanitary facilities for both sexes (including showers), as well as drinking water, shall be available.
- IV. Screening and Fencing: A vegetative buffer shall be planted along all side and rear property lines. The buffer shall be included as part of the required setbacks and shall meet the requirements of Article VII General Provisions, Section 78 Landscaping, screening and buffering. A fifty (50) feet riparian zone along the river from the shoreline must remain wooded.
- V. Required Plan:
- a. Proposed layout of the campground, including proposed signage, individual sites, cabins, recreation areas, drinking water outlets, sanitary disposal facilities, and other service buildings.

VI. Operational Requirements:

- a. No recreational vehicle shall be used as a permanent dwelling within a recreational vehicle park.
- b. There shall be no removal of wheels or axles from any recreational vehicle so as to keep the residence temporary.
- c. All porches, decks, and other similar attachments shall not be fabricated or attached permanently.
- d. There shall be no manufactured homes or mobile homes allowed in any recreational vehicle park or campground.
- e. A fire extinguisher shall be available at each service building and at the office.
- f. Campgrounds and parks shall be maintained free of accumulations of debris, which may contribute to rodent harborage or distinct breeding grounds for flies, mosquitoes, insects, or other pests. The growth of brush, weeds, shrubbery, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Open areas shall be maintained free of heavy undergrowth and maintained to promote a pleasing aesthetic appearance.