

## ***Sec. 9-8 Campgrounds***

(a) **Purpose.** The purpose of these standards is to provide regulations for the development of attractive, well-maintained commercial campgrounds and recreational vehicle parks.

This section is intended for unified developments occupying single or adjacent tracts of land under one ownership and not a subdivision with individual landowners.

(b) **Procedure for application.** Each application for an overnight recreational development shall follow the following procedure:

(1) **Initial application meeting.** Before submitting a site plan for an overnight recreational development and making any site improvements, the applicant shall meet with appropriate town staff to review conceptual site plans and other information related to the proposed application.

(2) **Formal application.** Following the initial meeting, a formal application shall be filed with a preliminary site plan drawn on a scale of not less than one inch equals 50 feet with the following information. If the proposed location requires a special exception permit, this step shall be required as part of the special exception application.

- a. Project location, present zoning, adjacent zoning, adjacent land use, acreage, and general topographic contours;
- b. Proposed private street layout and dimensions, including a typical cross-section of the proposed streets and proposed minimum and maximum grades;
- c. Location of all individual campsites, structures, parking spaces and pads, and common recreational space facilities;
- d. Existing utilities and proposed connections to existing or proposed new water, sewer, electric, and stormwater drainage facilities;
- e. Landscaping and buffering plan for the development;
- f. Flood plain information, including identified floodway and flood elevation data;
- g. Existing easements, covenants, right-of-ways, or other restrictions located on the property;
- h. Town staff may reasonably require additional information on the preliminary site plan, including utilities, drainage, lighting, and other features.

(3) **Final site plan and final construction drawings.** Following approval of the preliminary site plan or the application for special exception, if applicable, the applicant shall prepare a final site plan and construction drawings.

(c) **Phased development.** In the case of a phased development, final approval may be granted in phases. All improvements for each phase shall be completed before issuing a letter of completion, and no campsites shall be occupied in the applicable phase until a certificate of occupancy or letter of completion has been issued. Improvements may be required within the

development but outside the proposed phase when determined by the town engineer, building official, or the Virginia Department of Health as necessary for public health or safety.

(d) In accordance with Virginia Construction Code [110.6](#), the final site plan is null and void if construction or development has not commenced within six months of site plan approval. A time extension may be granted if good cause can be shown when work has not been initiated. In the case of a required special exception, any substantial design changes in the final site plan from the preliminary site plan as presented to the planning commission shall require approval of the planning commission and town council through the special exception process provided in [Division 10](#).

(e) **Applicable state or town requirements.** An overnight recreational development shall comply with the following requirements:

(1) Any campground shall be appropriately approved by the Virginia Department of Health and comply with applicable standards in the [Code of Virginia, tit. 35.1; The Virginia Administrative Code Chapter 450. Rules and Regulations Governing Campgrounds](#) and related Virginia administrative code;

(2) Any development under this section shall comply with town and/or state standards for land disturbance, stormwater management, and any other applicable city or state requirements.

(f) **Development standards.**

(1) Any development shall have a minimum contiguous lot area of two acres.

(2) All campsites shall be designed to provide a setback of at least 35 feet from a public right-of-way and 25 feet from any adjoining property boundary, and each site shall be a width of at least 25 feet.

(3) Each campsite shall have pads and/or parking spaces improved with asphalt, concrete, or other materials approved by the town engineer.

(4) The zoning administrator shall approve the landscaping buffer plan if the campground adjoins a residentially zoned area.

(5) Lighting inside the campground shall not spill over to any zoned residential property. Any lighting that creates light spillage into these zones shall utilize any means necessary, such as lighting deflectors, lowering the height, relocation, or removing the light.

(g) **Road access and internal streets.** An overnight recreational development shall meet the following street access and construction requirements:

(1) The development shall have a minimum of 50 feet of street frontage on a public, town-maintained street, which provides sufficient access to an arterial roadway.

(2) Each campsite must have direct access to an internal street in the development. All internal streets shall be private and shall, at a minimum, be constructed to the standards contained in this section.

(3) Access shall be constructed to ensure all vehicles utilize transportation circulation within the development and are only permitted to ingress and egress from approved, limited-access driveway entrances, as shown on the approved site plan.

(4) Private streets shall be indicated on the approved site plan. All private streets shall:

a. Be at least 16 feet wide if two-way streets are utilized or at least 10 feet wide if one-way streets are used, with an adequate turning radius at all intersections.

b. Paved for a minimum of 50 feet from the intersection with the public, town-maintained street, or the entire street length if it is less than 50 feet from the public street. If the town engineer approves, the remaining portion of the internal streets shall be improved with asphalt, concrete, crushed stone, or other materials.

c. Unless otherwise approved, all dead-end streets/drives shall be designed with a cul-de-sac having a minimum pavement radius of 30 feet.

(h) **Utilities.** Overnight recreational developments shall meet the following utility infrastructure requirements:

(1) The development shall be provided with public water service with adequate fire flow.

(2) Fire hydrants shall be within 100' of the development entrance.

(3) The development shall provide sanitary sewer, water, and electrical connections at each site.

(i) **Fires.** Fire pits for recreational use shall be no larger than three feet by three feet. Local, state, and federal restrictions on burning bans shall apply within the development.

(j) **Accessory uses.** The overnight recreational development may include other structures and uses that are a component of the overall development and for use only by those guests staying at the development. These uses shall be only incidental to the property's primary use for overnight accommodations. These structures shall be located centrally in the campground and at least fifteen feet from the edge of any internal private street. These types of uses would include the following:

(1) Small grocery store and concessions.

(2) Bathhouse and restroom facilities.

(3) Laundry facilities.

(4) Recreational facilities include playgrounds, swimming pools, tennis courts, ballfields, picnic areas, and game rooms.

(k) **Landscaping and buffering.** The overnight recreational development shall meet the following requirements to provide sufficient open space and protect adjoining properties:

(1) At least 25 percent of the overnight recreational development's overall area must be green space, including the required landscaping and buffering areas.

(2) The green space should be dispersed to provide a break in the impervious surfacing of the development and be landscaped to improve the esthetic quality of the development.

(3) A peripheral boundary shall be provided. The area within the peripheral boundary shall remain as open space without any development, except for the direct ingress and egress to and from the property, signage, and fencing.

(4) The peripheral boundary shall be along the length of the proposed development site's outer property line boundaries. Its width shall be a minimum of 25 feet along the length of property lines that abut residentially used or zoned property and a minimum of 10 feet along the length of property lines that abut non-residentially used or zoned property and along public roadways.

(1) Permanent and long-term occupancy is prohibited. No campsite shall be used as a permanent or long-term living place or as a camping unit storage area.

(1) Continuous occupancy beyond 21 days in any 12 months shall be presumed permanent and prohibited.

(1) a. For special exceptions, such as traveling nursing or any other approved situation, the 21 days in 12 months can be issued as an exemption if the Town Council of Marion agrees.

(2) Any action involving removing an RV's wheels, except for temporary short-term repair, is prohibited.

(3) No permanent external appurtenances such as carports, additions, or decks may be attached to any camping unit or RV.

(4) Any campground or RV park development operator shall maintain occupancy records sufficient to demonstrate compliance with the prohibition against permanent occupancy. Such records shall include the initial date of arrival and final departure for the party of each responsible camping renter.

**(m) Refuse Collection.**

(1) Due to the amount of refuse and household trash generated at a campground, it is recommended that a private waste management company be contracted to collect and manage all household and campground trash.

(2) Receptacles and enclosures are required to be located on campground property. The trash collection receptacle and enclosure shall be no closer than 50 feet from the town right of way and shall not prohibit the normal flow of vehicular traffic.

(3) All enclosures shall be constructed to meet any building codes that would apply and sized ample enough to allow 360-degree walk-around access around the receptacle.

(4) Trash receptacle entry doors shall remain closed when not in use and locked if necessary to prevent unauthorized access.

(5) The Campground is responsible for all litter associated with camping activities. Strewn or blown trash is strictly prohibited within the campground.

DRAFT