

P15-17
PENDING ZONING ORDINANCE TEXT AMENDMENT

Falcon Zoning Ordinance
Recreational Vehicle Parks and Campgrounds

TEXT HAS BEEN MODIFIED – MARCH 11, 2015

CURRENT MEETING INFORMATION:

County Joint Planning Board, March 17, 2015 at 7:00 pm, Historic Courthouse, 130 Gillespie Street, Fayetteville, 2nd floor hearing room

CASE HEADING:

P15-17. REVISION AND AMENDMENT TO THE TOWN OF FALCON ZONING ORDINANCE, CREATING PROVISIONS REGULATING RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS BY AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1. TABULATION OF PERMITTED USES, TABLE 1-A, PERMITTED AND SPECIAL USES RESIDENTIAL DISTRICTS – R-40A, AND TABLE 1-I, PERMITTED AND SPECIAL USES CD CONSERVANCY DISTRICT; AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1. TABULATION OF PERMITTED USES BY CREATING SECTION 3.45, RECREATION VEHICLE PARK AND/OR CAMPGROUND, INCLUDING SUB-SECTIONS (A) THROUGH (M); AND AMENDING ARTICLE X. DEFINITION OF TERMS, SECTION 10.2 DEFINITIONS OF SPECIFIC TERMS AND WORDS BY INSERTING DEFINITIONS FOR: ANCILLARY, CAMPGROUND/RV PARKS, RECREATIONAL VEHICLE, AND RECREATIONAL VEHICLE PARK; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (FALCON)

ADDITIONAL INFORMATION:

Complete text is attached.

Currently the Town of Falcon does not have any ordinance standards related to recreational vehicle parks and/or campgrounds. The proposed provisions are consistent with the Cumberland County recreational vehicle park/campground standards.

CONTACT INFORMATION:

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P15-17
FALCON ZONING ORDINANCE TEXT AMENDMENT
RV Parks and Campgrounds

P15-17. REVISION AND AMENDMENT TO THE TOWN OF FALCON ZONING ORDINANCE, CREATING PROVISIONS REGULATING RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS BY AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1. TABULATION OF PERMITTED USES, TABLE 1-A, PERMITTED AND SPECIAL USES RESIDENTIAL DISTRICTS – R-40A, AND TABLE 1-I, PERMITTED AND SPECIAL USES CD CONSERVANCY DISTRICT; AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 3.1. TABULATION OF PERMITTED USES BY CREATING SECTION 3.45, RECREATION VEHICLE PARK AND/OR CAMPGROUND, INCLUDING SUB-SECTIONS (A) THROUGH (M); AND AMENDING ARTICLE X. DEFINITION OF TERMS, SECTION 10.2 DEFINITIONS OF SPECIFIC TERMS AND WORDS BY INSERTING DEFINITIONS FOR: ANCILLARY, CAMPGROUND/RV PARKS, RECREATIONAL VEHICLE, AND RECREATIONAL VEHICLE PARK; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (FALCON)

AMEND Article III. Permitted Principal Uses and Structures, Section 3.1. Tabulation of Permitted Uses, Table 1-A, Permitted and Special Uses Residential Districts – R-40A, Permitted Uses (X) by INSERTING in alphabetical order the land use “Recreation Vehicle Park and/or Campground” as indicated below:

PERMITTED USES (X)

Accessory Uses, incidental to any permitted use (see Section 3.3)
Agricultural or Rural Farm Use
Children’s Home
Dwelling-Multifamily
Dwelling-Single-family
Home Occupation, incidental
Library
Manufactured Home, Class A, individual, for residential occupancy
Public Agency Owned and Operated Recreation, such as neighborhood center buildings, parks, museums, playgrounds and similar facilities
[Recreation Vehicle Park and/or Campground](#)
Religious Worship Activities
Schools, public
Swimming Pools, incidental to a principal use (see Section 3.3., subsection 3.34 as an incidental use in every zoning district)
Telephone Exchange Operations
Temporary Construction Building

AMEND Article III. Permitted Principal Uses and Structures, Section 3.1. Tabulation of Permitted Uses, Table 1-I, Permitted and Special Uses CD Conservancy District, Permitted Uses (X) by INSERTING in alphabetical order the land use "Recreation Vehicle Park and/or Campground" as indicated below:

PERMITTED USES (X)

Accessory Uses, incidental to any permitted use
Agricultural or Rural Farm Use
Fish Hatchery
Home Occupations, incidental
Nursery (Operations/Plant Husbandry/Greenhouses
Public/Community Utility Stations/Sub-stations
Recreation/Amusement Outdoor, conducted outside building for profit, not otherwise listed and not regulated by Section 3.44
[Recreation Vehicle Park and/or Campground](#)
Sawmill and/or [Planing](#) ~~Planning~~ Operation
Swimming Pools, incidental to a principal use (Section 3.34)

AMEND Article III. Permitted Principal Uses and Structures, Section 3.1. Tabulation of Permitted Uses, by CREATING a new Section 3.45, entitled: *Recreation Vehicle Park and/or Campground* with the contents to read as follows:

SECTION 3.45. RECREATION VEHICLE PARK AND/OR CAMPGROUND.

(a) Recreation vehicle parks/campgrounds shall be used only by travel trailers, pickup, coaches, motor homes, camping trailers, other vehicular accommodations and tents suitable for temporary habitation and used for travel, vacation and recreation purposes.

(b) The area of the park/campground shall be at least three acres. Each recreation vehicle/camp site, excluding sites used solely for tents, shall be a minimum of 1,200 square feet in area with a maximum of 20 sites per acre. Each site shall contain a stabilized vehicular parking pad of packed gravel, paving or other suitable material.

(c) All yard setback requirements shall be in accordance with the dimensional requirements of the zoning district in which the park or campground is located and no structure, recreational vehicle site or camping site shall be located within the required yard area.

(d) Individual recreation vehicle spaces within a recreation vehicle park/campground shall not directly access a public road. Access to all recreation

vehicle spaces and accessory structures within the park/campground shall be from internal streets with the entrance to the park directly accessing a public right-of-way. A driveway permit must be obtained from the North Carolina Department of Transportation for connection to any state maintained public street.

(e) 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 90 days.

(f) Each park shall have at least one telephone available for public use. Management headquarters, manager's residence, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, stores and the uses and structures customarily incidental to operations of a recreation vehicle park/campground are permitted as accessory uses to the park, subject to the following restrictions:

(1) Such establishments (excluding recreational facilities) and the parking areas primarily related to their operations shall not occupy more than 10% of the gross area of the park/campground.

(2) The structures housing such facilities shall not be located closer than 100 feet to any public street and shall not be directly accessible from any public street but shall be accessible only from an internal drive within the park/campground.

(3) Such structures containing toilets, bathhouses and other plumbing fixtures shall comply with the requirements of the North Carolina Building Code.

(4) Each park shall be limited to a maximum of one manager's/ caretaker's residence.

(g) Adequate off-street parking and maneuvering space shall be provided on site. No public street, sidewalk or right-of-way or any other private grounds not a part of the recreational vehicle parking area shall be used to park or maneuver vehicles.

(h) Internal drives shall be constructed to a minimum of 18 feet in width if providing two way streets and 12 feet in width for one way streets and contain a minimum depth of six inches of stone gravel base with proper ditching, drainage, and seeding of slopes. Permanent dead-end streets shall have a cul-de-sac constructed 40 feet in diameter.

(i) Recreational vehicle parks and campgrounds shall be enclosed by a fence, wall, landscape screening, earthen mounds or by other measures from all contiguous residential areas in a manner that complements the landscape and assures compatibility with the adjacent environment, and complies with the buffering requirements for non-residential uses adjacent to residential districts.

(j) In addition to the requirements required to be shown on the site plan as required by the Article VI the site plan shall include the name and address of the applicant, the location and dimensions of each recreation vehicle/camping site, the location and use of all service and recreational facilities, all interior access ways, drives, and parking. All site plans subject to this section may also require approval from the County Health Department.

(k) Connection to the public water and public sewer for utility services is mandatory for each recreational vehicle and any structure constructed as an amenity or office for the park/campground. In the event, public sewer services are not available, the holding tank waste generated by the occupants of the recreational vehicle shall be disposed of in an appropriate manner such as deposited in an approved dump facility.

(l) When permitted, recreation vehicle parks/campgrounds within the CD Conservancy District shall be subject to the following requirements:

(1) No individual recreation vehicle/camping site shall have individual on-site septic systems.

(2) Each recreational vehicle must be equipped with a holding tank and each park/campground must have an approved dumping station or pump-out facilities on the premises.

(m) All Federal, State and other local regulations shall be complied with.

(n) The provisions contained within this section shall not apply to any recreational vehicle located on any Children's Home property provided the following standards are complied with:

(1) The recreational vehicle is located in such a manner so as to not impede the flow of traffic on any public street and does not block the view of motor vehicle operators when entering or exiting any public street.

(2) The recreational vehicle is not intended for use as a permanent living quarters rather only for the use as a means to afford rest and relaxation for employees and/or volunteers.

(4) The recreational vehicle is located so that all yard setbacks are observed.

(5) No ancillary items shall be located or stored outside the recreational vehicle.

(6) Sufficient area shall be provided so that motor vehicle parking is off-street and does not impede the flow of traffic on any public street.

(7) Connection to the public water and public sewer for utility services is mandatory.

AMEND Article X. Definition of Terms, Section 10.2 Definitions of Specific Terms and Words, by INSERTING the terms: Ancillary, Campground/RV Parks, Recreational Vehicle, and Recreational Vehicle Park in alphabetical order and with the definitions as indicated below:

Ancillary use: That which is commonly subordinate to or incidental to a principal or primary use – also see *Accessory building or use*.

Campground/RV parks: Land upon which shelters (such as tents, travel trailers and recreational vehicles) are erected or located for occupation by transients and/or vacationers. They may include such permanent structures and facilities as are normally associated with the operation of a campground.

Recreational vehicle: A vehicle which is built on a single chassis or capable of being placed in or on a vehicle; designed to be self-propelled or towable by a light duty truck; and designed primarily for use as temporary living quarters for recreational, camping, travel or seasonal use. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

Recreational vehicle park: See “Campground/RV park” within this section.