

Town of Spring Lake

PENDING ZONING CHAPTER TEXT AMENDMENT

P16-01

Recreational Vehicle Parks and Campgrounds

CASE HEADING:

P16-01. REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE I. IN GENERAL, SECTION 42-8. DEFINITIONS, BY AMENDING AND INSERTING IN ALPHABETICAL ORDER DEFINITIONS RELATED TO RECREATIONAL VEHICLE PARKS; AMENDING ARTICLE II. ZONING DISTRICTS, SECTION 42-35. STATEMENT OF DISTRICT INTENT, PURPOSE AND ZONE CHARACTERISTICS BY REPEALING ITEM (16) *RECREATIONAL VEHICLE PARK DISTRICT (RVP(O))*; AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 42-63. DISTRICT USE REGULATIONS, TABLE OF USES BY INSERTING IN ALPHABETICAL ORDER THE LAND USE *RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND (SEC. 42-66)* AND ALLOWING RECREATIONAL VEHICLE PARKS AND OR CAMPGROUNDS BY INSERTING AN “X” INDICATING PERMITTED USE IN THE CD AND RR COLUMNS; CREATING SECTION 42-66. INDIVIDUAL USES, ITEM (A) ENTITLED RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND, INCLUDING SUB-SECTIONS (1) THROUGH (12); AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

CURRENT MEETING INFORMATION:

Joint Planning Board Public Hearing, January 19, 2015, 6:55 pm, 2nd floor
Hearing Room, Historic Courthouse, 130 Gillespie Street, Fayetteville

ADDITIONAL INFORMATION:

If approved, this text amendment will help to ensure the town has quality, safe recreational vehicle parks and campgrounds for transient use.

The complete text of the amendment follows this page.

P16-01
Town of Spring Lake
Zoning Ordinance Text Amendment
Recreational Vehicle Parks and/or Campgrounds

REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE I. IN GENERAL, SECTION 42-8. DEFINITIONS, BY AMENDING AND INSERTING IN ALPHABETICAL ORDER DEFINITIONS RELATED TO RECREATIONAL VEHICLE PARKS; AMENDING ARTICLE II. ZONING DISTRICTS, SECTION 42-35. STATEMENT OF DISTRICT INTENT, PURPOSE AND ZONE CHARACTERISTICS BY REPEALING ITEM (16) RECREATIONAL VEHICLE PARK DISTRICT (RVP(O)); AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, SECTION 42-63. DISTRICT USE REGULATIONS, TABLE OF USES BY INSERTING IN ALPHABETICAL ORDER THE LAND USE RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND (SEC. 42-66) AND ALLOWING RECREATIONAL VEHICLE PARKS/CAMPGROUNDS BY INSERTING AN "X" INDICATING PERMITTED USE IN THE CD AND RR COLUMNS; CREATING SECTION 42-66. INDIVIDUAL USES, ITEM (A) ENTITLED RECREATIONAL VEHICLE PARK AND/OR CAMPGROUND, INCLUDING SUB-SECTIONS (1) THROUGH (12); AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

AMEND Chapter 42 Zoning, Article I. In General, Section 42-8. Definitions, by INSERTING in alphabetical order the terms and accompanying definitions for *Campground*, *Recreational vehicle*, and *Recreational vehicle park*, to read as follows:

ARTICLE I. IN GENERAL

Sec. 42-8. Definitions.

Campground (recreational vehicle park or RV park) means 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. (Sec. 42-66).

Recreational vehicle means 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 (including RV parks) means see *Campground* definition in this section.
~~*Parks/Campground Recreation Vehicle park* means an area of ground where one or more lots or spaces are rented, leased or held out for rent or lease to owners or users of recreation vehicles~~

AMEND Article II. Zoning Districts, Section 42-35. Statement of District Intent: purpose and zone characteristics, specifically the terms *Recreation Vehicle Park District (RVP(O))*, as indicated below:

ARTICLE II. ZONING DISTRICTS

Sec. 42-35. Statement of District Intent; purpose and zone characteristics.

~~(16) Recreation Vehicle Park District (RVP(O)). A district designed to be an overlay district for the purpose of allowing recreation vehicles as temporary living quarters for recreational camping or travel use. The intent of the district is to provide adequate opportunities for the location of planned parks. The district shall be applied as an overlay in the RR, R-6A, HS(P), C-3 and C(P) districts only.~~

AMEND Article III. Permitted Principal Uses and Structures, Section 42-63. District use regulations, ADDING the districts and type of approval required for *Recreational vehicle parks and/or campgrounds* as indicated below:

ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES

Sec. 42-63. District use regulations.

TABLE OF PERMITTED AND CONDITIONAL USES

Permitted Uses	CD	RR	R-15 R-10 R-6	R-6A R-5 R-5A	O & I	C-1	CB	HS(P)	C(P) C-3	M-1	M(P) M-2
<u>Recreational vehicle parks and/or campgrounds (Sec. 42-66)</u>	<u>X</u>	<u>X</u>									

Sec. 42-66. Individual uses.

(a) Recreational vehicle park and/or campground.

(1) 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.

(2) 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.

(3) 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.

(4) 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 the public street.

(5) 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.

(6) 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:

a. 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.

b. 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.

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

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

(7) 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.

(8) 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.

(9) Recreational vehicle parks and campgrounds shall be enclosed by a fence, wall, landscaped 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.

(10) In addition to the requirements required to be shown on the site plan as required by the Article IX, 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 shall also require approval from the County Health Department.

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

a. No individual recreation vehicle/camping site shall have individual on-site septic systems.

b. 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.

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

Secs. ~~42-66~~ 42-67—42-88. - Reserved.