

Public Hearing Notice

The Clarke County Board of Supervisors will conduct two public hearings in the Berryville Clarke County Government Center Main Meeting Room, 101 Chalmers Court, 2nd Floor, Berryville, VA, on Tuesday, October 17, 2023, at 6:30 pm, or as soon thereafter as the matter may be heard, to hear public comment on the following:

PH2023-12: (TA23-01) Campground Regulations. Proposed text amendment to add a new temporary use, “camping,” to Zoning Ordinance Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses) and to delete the current uses “campground” and “summer camp” from Section 5.2D (Recreation/Education/Assembly Uses). The purpose is to prohibit new permanent campgrounds including those operated as a business or as summer camps, and to establish new regulations for the duration of camping activities, the long-term lease of a lot for camping, and temporary event camping. The regulations would also prohibit temporary or permanent onsite connections for recreation vehicles.

ZONING ORDINANCE TEXT AMENDMENT (TA-23-01)

Campground Regulations

September 19, 2023 Board of Supervisors Meeting – SET PUBLIC HEARING

STAFF REPORT – Department of Planning

The purpose of this staff report is to provide information to the Planning Commission and Board of Supervisors to assist them in reviewing this proposed ordinance amendment. It may be useful to members of the general public interested in this proposed amendment.

Description:

Proposed text amendment to add a new temporary use, “camping,” to Zoning Ordinance Section 5.4 (Uses, Definitions, and Use Regulations – Temporary Uses) and to delete “campground” and “summer camp” from Section 5.2D (Recreation/Education/Assembly Uses). The purpose is to prohibit new permanent campgrounds including those operated as a business or as summer camps, and to establish new regulations for the duration of camping activities, the long-term lease of a lot for camping, and temporary event camping.

Requested Action:

Schedule public hearing for the Board’s October 17, 2023 meeting.

Summary:

The proposed text amendment would re-define camping as a temporary activity and would prohibit the development of new permanent campgrounds both as businesses and as year-round facilities for groups and organizations. This would be accomplished by removing the current zoning uses “campground” and “summer camp” from the Zoning Ordinance. The new temporary use, “camping,” would limit all camping activities to a total of 30 days in any 60-day period and a maximum of 14 consecutive days. This time limitation would allow 180 days of camping in a calendar year and establish a reasonable limit on the duration of a continuous camping activity.

In addition to these changes, new regulations would be included to allow property owners to lease their lots on a long-term basis (minimum 30-day written lease) to tenants specifically for camping. These rules are proposed to recognize the long-standing practice of seasonal “river lot” rentals along the river and to ensure that these locations are not operated as commercial campgrounds. Lots leased for camping would also be limited to two campsites per lot of record including a maximum of one recreational vehicle per campsite.

Other rules proposed include a prohibition on temporary or permanent onsite connections for recreational vehicles to utilities, no advertising of properties as being open to the public for camping, and a zoning permit review process for camping in conjunction with a temporary public event.

The text amendment was developed by the Commission’s Policy & Transportation Committee over a series of five meetings with Planning Staff.

Background:

Camping comes in several different forms. The bullets below describe how each form is currently regulated in the Zoning Ordinance.

- **Campgrounds in general.** The Zoning Ordinance identifies a “campground” as a camping activity involving three or more campsites for periods of overnight or longer regardless of whether compensation is offered, required, or accepted. Campgrounds are a special use in the AOC and FOC Districts and require approval of a special use permit and site development plan. Since camping activities can be considered campgrounds regardless of whether money is exchanging hands, all overnight camping activities with three or more campsites are considered to be campgrounds.
- **Commercial campgrounds.** A campground operated as a business, such as Watermelon Park, requires approval of a special use permit and site development plan so long as at least three campsites are offered for use. By definition, a commercial campground which only offers two campsites for rental would not require zoning approval. Use regulations are also silent regarding what types of accessory uses can be included in a commercial campground such as clubhouses, swimming pools, and camp stores.
- **Summer camps.** A summer camp is an establishment that provides entertainment, education, recreation, religious instruction or activities, physical education, or health in addition to overnight camping for twelve or more persons under the age of 18 who are not related to the property owner. In other words, a summer camp is a youth camp which can be operated as a business or non-profit. A summer camp is allowed with approval of a special use permit and site development plan in the AOC and FOC Districts as they can have similar impacts and intensity to commercial campgrounds. In addition to allowing camping in tents, campers, and RVs, accommodations may also be provided in buildings. Summer camps may only operate from the Saturday immediately preceding Memorial Day through Labor Day, and the minimum lot size is 3 acres.
- **Leased lots for camping.** A property owner may lease the right to camp on a lot of record without zoning approval so long as the camping activity is limited to two campsites at a time. If three or more campsites are offered, it would be considered a campground and require approval of a special use permit and site development plan. A property owner can also lease the right to camp on a lot of record to multiple tenants without zoning approval so long as no more than two campsites are operated at a time.
- **Private camping.** A property owner is permitted to camp on their property without zoning approval and is not limited as to the number of campsites they may have for the property owner’s use. The definition of “campground” specifically excludes camping by a property owner on their land but does not extend this exclusion to the property owner’s guests. While Staff has not applied the campground regulations to private camping in the past, the regulations can be interpreted to require a special use permit and site development plan if the property owner has three or more campsites on their lot that are used by guests, family members, or other individuals who are not owners of the lot.

- **Temporary event camping.** Staff has not historically applied the campground regulations to overnight camping in conjunction with public or private events although some events can have three or more campsites established. Some past special events approved under County Code Chapter 57, such as multi-day music festivals, have included overnight camping for patrons and/or vendors who will be in attendance for the duration of the event. Chapter 57 does not include specific regulations for overnight camping and was recently amended to state that camping activities are regulated by the Zoning Ordinance. Other types of temporary events such as horse shows can have overnight camping for participants and have not been interpreted by Staff to constitute a “campground” for zoning purposes.

History

Current terms and definitions for “campground” and “summer camp” were established in 1997. Prior to this date, the Zoning Ordinance contained uses for “campground,” “day camp,” and “board camp.” The 1997 text amendment consolidated “day camp” and “board camp” into the current “summer camp” use. Definitions were created for “campground” and the related terms “camping unit” and “campsite” using similar definitions taken from the Code of Virginia with modifications. No recent changes have been made to these terms and definitions.

Current Zoning Ordinance use and use regulations

The “campground” use is defined as follows:

Any area, place, or lot, 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, including any travel trailer camp, recreation camp, family campground, camping resort, or camping community. "Campground" does not mean a summer camp, migrant labor camp, or park for mobile homes as defined in Code of Virginia, 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.

The use regulations contain definitions for “camping unit” and “campsite”:

- “Camping unit” -- *a tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, and any other vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.*
- “Campsite” -- *any delineated area within a campground used or intended for occupation by the camping unit.*

These definitions appear to have been adapted from the Virginia Department of Health’s (VDH) campground regulations. They are similar to but not precisely the same as the current wording of the VDH definitions.

One additional use regulation limits the duration of camping at a campground to a maximum of 15 days in any 30-day period. Campgrounds are allowed with special use permit and site development plan approvals.

Policy questions discussed by the Committee

In developing this text amendment, the Planning Commission's Policy & Transportation Committee deliberated the following policy questions pertaining to the current campground and summer camp regulations:

- **What is the scope of “camping?”** Per the definition, a campground includes any camping activity with three or more campsites regardless of whether a fee is being charged or if there is a lease arrangement. This includes commercial campgrounds (such as Watermelon Park) and lots leased for camping and containing three or more campsites. The definition is less clear when it comes to private camping, noting that a campground does not include “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.” While this language is cumbersome, it does appear clear that a property owner can camp on their own property without being considered a campground. It is open to interpretation as to whether this extends to camping by the property owner's friends and family.
- **What is a “campsite?”** The definition of “campsite” references a “delineated area” within a campground for a “camping unit” (tent, RV, etc.). This definition most likely contemplates lots within a commercial campground used as campsites by individual patrons. It is less clear when applied to private camping in which an entire property or portion of a property is used for camping but without delineated lots. If a property owner leases a river lot to a single tenant who has 5 tents and/or RVs situated around a single campfire, it is open to interpretation as to whether this constitutes one campsite or five campsites.
- **What structures, vehicles, and equipment can be used for camping?** Campgrounds are only permitted to allow tents, RVs, and similar recreational equipment for overnight camping. Permanent structures like cabins are not allowed although the overnight rental of a conforming single-family dwelling, tenant house, or minor dwelling could be considered a short-term residential rental use. Yurts are also open to interpretation as some can be constructed to meet building code requirements for use as a dwelling.
- **Are commercial campgrounds a compatible special use in the AOC and FOC Districts or should this particular use be prohibited or limited in scope?** Commercial campgrounds can be impactful on surrounding properties both in their development and ongoing operations. Since campground sites are often chosen for the pristine surrounding environment or access to unique natural areas or features, commercial campgrounds could be located in remote and undeveloped areas with access via secondary roads where significant vehicular traffic (including large RVs) is currently not occurring. Given that there have been no special use permit applications reviewed in recent memory for new commercial campgrounds, it may be prudent to evaluate whether a compatible

commercial campground could be developed in the AOC or FOC Districts today and whether the use should be limited in scope with new regulations or prohibited entirely.

- **If commercial campgrounds are a compatible use, what accessory uses should be allowed?** Use regulations are silent regarding amenities that may be developed at a campground such as swimming pools, clubhouses, bath houses, stages, dump stations, pedestals for utility hookups, and camp stores.
- **Should private camping be regulated as a campground use, as a different use subject to different regulations, or not regulated at all?** Private camping with three or more campsites meets the definition of a campground requiring a special use permit and site development plan because the regulations do not factor in whether money is exchanging hands for the camping activity. On the one hand, this requirement helps with enforcement as Staff does not have to determine that the camping activity is commercial in nature which can be difficult to prove at times. On the other hand, enforcing the requirements against private camping activities may be viewed as infringing on private property rights and akin to applying zoning regulations for public assembly activities against private parties and events.
- **How should temporary camping in conjunction with events be regulated?** As noted above, overnight camping by participants, vendors, and organizers has been allowed in conjunction with temporary events. In some cases such as multi-day music festivals, overnight camping is encouraged for the safety of the patrons to avoid having them leave the event site at late hours. Temporary event camping can consist of numerous campsites constituting a “campground” by definition, however it is clear that the zoning regulations did not contemplate this form of camping. It should be noted that the Virginia Department of Health has a permitting process for “temporary camping” that most commonly applies to temporary events. It should also be noted that draft revisions to County Code Chapter 57 (Special Events) would currently direct regulation of event camping to the Zoning Ordinance.

Proposed Text Amendment:

The Committee and Staff developed this text amendment based on four policy positions:

- Campgrounds operated as a business, permanent campgrounds for non-profit or similar organizations, and summer camps should be eliminated as a permissible use. Due to their size and potential adverse impacts on surrounding properties, members agreed that the uses should be eliminated because it is unlikely that there are any compatible locations in the county for new campgrounds and summer camps to be developed.
- The long standing practice of “river lot” camping should be preserved but regulations should be established to ensure that intensity and potential impacts to surrounding properties are minimized.

- Camping on private property in the AOC and FOC Districts by the property owner and/or their invited guests should not be specifically regulated.
- Camping is a temporary and periodic recreational activity and regulations should be developed to emphasize that it is not a permanent use.

The most significant proposed change is the deletion of two permanent camping uses from Section 5.2D (Recreation/Education/Assembly Uses) – “campground” and “summer camp” – and the creation of the new temporary use “camping” in Section 5.4 (Temporary Uses). The new “camping” use would be defined as follows:

A recreational activity conducted on a lot of record involving overnight accommodations on a temporary or periodic basis. Camping operated as a business or in exchange for a fee or other compensation, except as described in use regulation 5 below, is prohibited.

This change would prohibit any new campgrounds operated as a business except for the long-term lease of a campsite on a lot of record (described later in this report). New summer camps would also be prohibited. Any existing commercial campgrounds or summer camps that were previously approved by the county would be allowed to continue as nonconforming uses (e.g., Watermelon Park Campground, Northern Virginia Lions Youth Camp). The regulation would also prohibit camping for a fee as an accessory activity to a business such as offering camping in conjunction with a short-term residential rental or at a farm winery, farm brewery, or farm distillery (e.g., Harvest Hosts).

To emphasize the temporary and periodic nature of camping, use regulation 1 would establish the following time limits on all forms of camping:

- 1. The duration of all camping activities conducted on a lot of record shall not exceed a total of 30 days in any 60-day period and shall not be conducted for more than 14 consecutive days.***

These time limits would allow property owners and/or their invited guests to camp for a generous 180 days in a calendar year and a maximum of 14 days in a row. The proposed time limits would also help distinguish between a legitimate camping activity and individuals residing on a property in a recreational vehicle, tent, or other camping structure. The time limits would also enable property owners to allow invited groups (e.g., church congregations, scouts) to camp on their property without enabling the property to be established as the permanent location for an organization’s camping activities. The use regulation calculates the duration of all camping activities conducted on a lot of record regardless of whether camping is taking place simultaneously on the lot in separate locations.

Use regulation 2 emphasizes that camping activities are not allowed to have site improvements that would make a location more of a permanent campground:

- 2. Camping shall be limited to recreational vehicles and temporary structures such as tents or yurts or similar forms of temporary shelter not permitted for permanent***

residential use. Temporary or permanent onsite connections for recreational vehicles to water, sewage disposal, electric power, or other utilities are prohibited.

Camping would be allowed only in recreational vehicles (e.g., motor homes, travel trailers, fifth wheels, truck campers) or in temporary structures including tents and yurts that can be easily removed from the property. Proposed “camping” in a legally permitted dwelling (single-family dwelling, tenant house, or minor dwelling) for compensation would be treated as a short-term residential rental.

This use regulation also prohibits the use of temporary or permanent onsite connections to utilities on a subject property for recreational vehicles in conjunction with a camping activity. This would include water, sewer, propane, and electrical hookups and would also include any connection to satellite dishes, cable television, or internet located on the property. The use regulation would not apply to the use of water, sewer, propane, electrical, satellite, or internet located on board or brought to the campsite with the recreational vehicle.

Use regulation 3 would prohibit properties from being advertised as open to the public or the permanent campground for a non-profit or similar organization:

- 3. No camping activity shall be publicized as being open to the public or as being the permanent campground for a non-profit or similar organization.***

This use regulation is added to deter the establishment of permanent campground facilities and mitigate potential violations of the time limitation requirements. Evidence of such publication either through advertisements or permanent signage would be a clear violation of this proposed use regulation.

Use regulation 4 requires camping operators to comply with the Virginia Department of Health’s (VDH) temporary campground permit process and to maintain their approval in good standing throughout the duration of the camping activity:

- 4. A temporary campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the duration of the camping activity.***

VDH requires temporary campground permits for camping activities containing three or more campsites and a time limitation of 14 days in a 60-day period. Camping which exceeds this time frame would require a VDH permanent campground permit to be obtained, however it is unlikely that camping permitted by this text amendment would require such a permit. Temporary campground permits would most commonly be issued for camping in conjunction with temporary events such as those held at the Ruritan Fairgrounds or approved by special event permit. VDH staff indicated that some private camping events not associated with a temporary event could require a temporary campground permit depending on their size, scale, and duration.

Use regulation 5 establishes regulations for the long-term lease of a lot or portion of a lot for camping activities, more commonly referred to in the county as “river lot” camping but applicable on any AOC or FOC zoned lot:

5. ***The long-term lease of a lot by the property owner to a lessee and their guests for a charge is permissible subject to the following requirements:***
 - A. ***The minimum duration of a long-term lease shall be 30 days and shall be evidenced by a written agreement between the property owner and each lessee.***
 - B. ***No more than two campsites shall be allowed per lot of record and each campsite shall be limited to no more than one recreational vehicle including but not limited to travel trailers, fifth-wheel campers, motor homes, and pickup campers. A campsite is an area designated in a lease for camping by the specified lessee.***

As previously noted, the Committee wanted to allow the practice of “river lot” camping to continue subject to reasonable regulations to limit their scale and impacts. In order to differentiate the leasing of a lot or portion of a lot for camping from a commercial campground, the leasing arrangement must be for a minimum of 30 days and documented in a written lease. Any leasing situation for less than 30 days or without a written agreement in place would be considered a prohibited commercial campground.

The use regulation also limits leased lot camping to a maximum of two “campsites” per lot of record defined as “an area designated in a lease for camping by the specified lessee.” Each campsite would be allowed to have a maximum of one recreational vehicle so no more than two such vehicles could be located on the lot of record at one time.

The long-term leasing of a lot for camping traditionally is seasonal in nature as leases are issued for the warm months (May to September). The time limitation on camping would apply to long-term leasing as well but would not unreasonably impede a lessee’s ability to maximize camping during the season. Under the limitation of 30 days in any 60-day period with maximum of 14 consecutive camping days, a lessee with a 4 month lease could:

- Camp for consecutive three-day weekends throughout the lease period.
- Camp for 14 days in a row and still have 16 camping days available for use over the remaining 46 days in the 60-day period.
- Use the campsite during the day for recreational purposes without staying overnight without having the day count towards the total number of camping days used.

Use regulation 6 deals specifically with camping at temporary events:

6. ***Camping may be permitted in conjunction with a temporary event held in accordance with an approved agritourism activity zoning permit, a special event permit issued per***

County Code Chapter 57, an ancillary activity to a temporary event held at a fairgrounds, or as specifically approved by other zoning action. Such camping shall be subject to the following requirements:

- A. Temporary event camping shall require approval of a zoning permit unless approved in conjunction with an agritourism activity zoning permit.*
- B. A temporary campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the duration of the event.*
- C. Camping activities shall be limited to the duration of the temporary event or as set forth in the approved agritourism activity zoning permit or special event permit.*
- D. A camping plan shall be provided with the zoning permit application which delineates the area reserved for campsites, all facilities required in conjunction with the VDH temporary campground permit, and any other pertinent information required by the zoning administrator.*

This is the only form of camping that would require approval of a zoning permit or zoning approval through other process (e.g., agritourism activity zoning permit). The zoning administrator would be the approval authority and applicants would be required to submit a camping plan that shows where the campsites would be located and any other pertinent information required by the zoning administrator. The zoning permit review would be coordinated with VDH's temporary campground process – VDH approval would be a prerequisite to approval of the zoning permit and the applicant would be required to show all facilities required by VDH on the camping plan.

Public Comments:

The Planning Commission held a public hearing on this proposed text amendment at the June 2, 2023 Business Meeting. In his public hearing comments and written handout provided to the Commission, Lowell Smith said that the proposed text amendment should take into account the possible future need for public camping facilities along the Appalachian Trail (AT). He proposed that new camping facilities be allowed, either by-right or by special use permit, on lots that meet the following requirements:

- Such lot must be adjacent to the AT corridor land owned by the National Park Service and be owned by, or if under lease be operated by, an entity/entities that are IRS-qualified charitable 501(C)(3) organizations (possibly in conservation easement)
- The principle mission of such entity/entities shall be the maintenance and protection of the Appalachian National Scenic Trail
- The entity/entities have an established record of serving the public interest in providing access to and maintenance of the AT including its campground operations

Mr. Smith noted that while dispersed camping is allowed on Federal lands, increased usage of the AT and impacts to it in the future could result in prohibition of dispersed camping. Currently, the only other camping facilities for hikers are a trail shelter on National Park Service property and the Bears Den Trail Center facility which includes the lodge and its existing primitive campground containing two campsites.

In response to Mr. Smith's comments, the Commission voted to defer discussion of the text amendment to the Commission's July 5 Work Session and to continue the public hearing to the September 1 Business Meeting. The public hearing was continued to a later meeting in the event that the Commission decided to make changes to the text amendment requiring changes to the public hearing notice. The Commission discussed Mr. Smith's concerns at the July 5 Work Session but chose to make no changes to the proposed text amendment.

Planning Commission Recommendation:

Following a duly advertised public hearing on June 2, 2023 and a continued public hearing on September 1, 2023, the Commission voted unanimously to recommend adoption of the proposed text amendment.

Staff Recommendation:

Staff has no outstanding concerns with the adoption of this text amendment and recommends the Board schedule public hearing for the October 17, 2023 meeting.

History:

March 22, 2023.	Policy & Transportation Committee voted 4-0-1 (Dunning absent) to forward the proposed text amendment to the full Commission for consideration.
April 4, 2023.	Placed on the Commission's Work Session agenda for initial discussion.
May 2, 2023.	Placed on the Commission's Work Session agenda for continued discussion.
May 5, 2023.	Placed on the Commission's Business Meeting agenda to consider scheduling public hearing.
June 2, 2023.	Commission voted 8-0-3 (Glover, Ohrstrom, Staelin absent) to defer consideration to the July 5, 2023 Work Session and to continue the public hearing to the September 1, 2023 Business Meeting.
July 5, 2023.	Commission discussion of citizen concerns with the proposed text amendment.

September 1, 2023. Commission voted unanimously to recommend adoption of the proposed text amendment.

September 19, 2023. Placed on the Board of Supervisors Meeting agenda to schedule public hearing.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

<i>CAMPING</i>	
Permitted Use	<i>AOC, FOC, ITL (fairgrounds only)</i>
Accessory Use	<i>None</i>
Special Use	<i>None</i>

Definition:

A recreational activity conducted on a lot of record involving overnight accommodations on a temporary or periodic basis. Camping operated as a business or in exchange for a fee or other compensation, except as described in use regulation 5 below, is prohibited.

Use Regulations:

- 1. The duration of all camping activities conducted on a lot of record shall not exceed a total of 30 days in any 60-day period and shall not be conducted for more than 14 consecutive days.***
- 2. Camping shall be limited to recreational vehicles and temporary structures such as tents or yurts or similar forms of temporary shelter not permitted for permanent residential use. Temporary or permanent onsite connections for recreational vehicles to water, sewage disposal, electric power, or other utilities are prohibited.***
- 3. No camping activity shall be publicized as being open to the public or as being the permanent campground for a non-profit or similar organization.***
- 4. A temporary campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the duration of the camping activity.***
- 5. The long-term lease of a lot by the property owner to a lessee and their guests for a charge is permissible subject to the following requirements:***
 - A. The minimum duration of a long-term lease shall be 30 days and shall be evidenced by a written agreement between the property owner and each lessee.***

- B. No more than two campsites shall be allowed per lot of record and each campsite shall be limited to no more than one recreational vehicle including but not limited to travel trailers, fifth-wheel campers, motor homes, and pickup campers. A campsite is an area designated in a lease for camping by the specified lessee.*
- 6. Camping may be permitted in conjunction with a temporary event held in accordance with an approved agritourism activity zoning permit, a special event permit issued per County Code Chapter 57, an ancillary activity to a temporary event held at a fairgrounds, or as specifically approved by other zoning action. Such camping shall be subject to the following requirements:*
- A. Temporary event camping shall require approval of a zoning permit unless approved in conjunction with an agritourism activity zoning permit.*
 - B. A temporary campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the duration of the event.*
 - C. Camping activities shall be limited to the duration of the temporary event or as set forth in the approved agritourism activity zoning permit or special event permit.*
 - D. A camping plan shall be provided with the zoning permit application which delineates the area reserved for campsites, all facilities required in conjunction with the VDH temporary campground permit, and any other pertinent information required by the zoning administrator.*

Required Review Processes:

A Zoning Permit per Section 6.2.1 is required for camping in conjunction with a temporary event as described above.

CAMPGROUND	
Permitted Use	None
Accessory Use	None
Special Use	AOC, FOC

Definition:

Any area, place, or lot, 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, including any travel trailer camp, recreation camp, family campground, camping resort, or camping community. "Campground" does not mean a summer camp, migrant labor camp, or park for mobile homes as defined in Code of Virginia, 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.

Use Regulations:

1. ~~Additional terms.~~ For the purposes of this section, the term “camping unit” shall mean a tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, and any other vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. The term “campsite” shall mean any delineated area within a campground used or intended for occupation by the camping unit.
2. ~~Duration of accommodations.~~ A campground shall be for the temporary accommodation of a camping unit for not more than 15 days in any 30-day period.

Required Review Processes:

1. ~~Special Use Permit Review is required per [Section 6.3.1](#).~~
2. ~~Site Development Plan Review is required per [Section 6.2.2](#).~~

SUMMER CAMP	
Permitted Use	None
Accessory Use	None
Special Use	AOC, FOC

Definition:

Any building, tent, or, vehicle, or group of buildings, tents or vehicles, if operated as one place or establishment, or any other place or establishment, public or private, together with the land and waters adjacent thereto, which is operated or used in the Commonwealth from the Saturday immediately preceding Memorial Day through Labor Day for the entertainment, education, recreation, religion instruction or activities, physical education, or health of persons under eighteen years of age who are not related to the operator of such place or establishment by blood or marriage within the third degree of consanguinity or affinity, if twelve or more such person at any one time are accommodated, gratuitously or for compensation, overnight and during any portion of more than two consecutive days.

Use Regulations:

1. ~~The minimum lot size for a summer camp is three acres.~~
2. ~~Applicants for such uses shall demonstrate that all applicable regulations of the Department of Health and Commonwealth of Virginia (specifically including [Title 35.1, Code of Virginia](#)), have been met.~~

Required Review Processes:

1. ~~Special Use Permit Review is required per [Section 6.3.1](#).~~
2. ~~Site Development Plan Review is required per [Section 6.2.2](#).~~