



# Clarke County Planning Commission

AGENDA – Policy & Transportation Committee Meeting

Friday, February 2, 2024 – 9:30AM or immediately following

Planning Commission Business Meeting

Berryville/Clarke County Government Center – A/B Meeting Room

For more information on this public meeting, please contact the Clarke County Department of Planning at (540) 955-5132 or visit the Clarke County website at [www.clarkecounty.gov](http://www.clarkecounty.gov).

<b>1</b>	<b>Approval of Agenda</b>	<b>p. 1</b>
<b>2</b>	<b>Approval of Minutes – August 9, 2023 meeting</b>	<b>pp. 2-6</b>
<b>3</b>	<b>Old Business – None Scheduled</b>	
<b>4</b>	<b>New Business</b>	
A	TA-23-01, Campground Regulations – modifications requested by Board of Supervisors	<b>pp. 7-43</b>
	-- Staff memo	<b>pp. 7-9</b>
	-- Campground regulations from other counties	<b>pp. 10-29</b>
	-- Staff report for TA-23-01	<b>pp. 30-43</b>
<b>5</b>	<b>Other Business</b>	
A	Schedule Next Meeting	
<b>6</b>	<b>Adjourn</b>	



# Clarke County Planning Commission

**DRAFT MINUTES** – Policy & Transportation Committee Meeting

Wednesday, August 9, 2023 – 2:00PM

Berryville/Clarke County Government Center – A/B Meeting Room

ATTENDANCE:			
Buster Dunning (White Post)	✓	Gwendolyn Malone (Berryville)	✓
Bob Glover (Millwood)	✓	George L. Ohrstrom, II (Ex Officio)*	✓

\* Chair Ohrstrom served as the alternate member for this meeting.

**STAFF PRESENT:** Brandon Stidham (Director of Planning), Jeremy Camp (Senior Planner/Zoning Administrator)

**OTHERS PRESENT:** Doug Lawrence (Board of Supervisors/Planning Commission alternate)

**CALL TO ORDER:** By Mr. Stidham at 2:00PM.

Chair Ohrstrom recognized the passing of Commissioner Scott Kreider and the Committee had a moment of silence in his honor.

### 1. Approval of Agenda

The meeting agenda as presented by Staff was approved by consensus.

### 2. Approval of Minutes – June 14, 2023 Meeting

A motion to approve the June 14, 2023 meeting minutes as presented by Staff was approved unanimously.

Motion to approve June 14, 2023 meeting minutes as presented by Staff:			
Dunning	AYE	Malone	AYE (seconded)
Glover	AYE	Ohrstrom	AYE (moved)

### 3. Continued Discussion, Transportation Plan Update

Mr. Stidham reviewed the initial draft of the revised Transportation Plan.

Chair Ohrstrom noted on Page 2, Item 1, “needs assessment” should be “needs assessments.” Mr. Stidham replied that this is a quote from the 2022 Comprehensive Plan so it would need to be corrected in that document.

Chair Ohrstrom noted on Page 3, first paragraph, “adds to congestion” should be changed to “causes congestion.” Mr. Stidham replied that this is better and he would make the correction.

Mr. Stidham noted the last two sentences in the second paragraph which state that rural areas should expect a rural level of service in regards to transportation. The language goes on to state that increasing the capacity of existing roads and constructing new roads in rural areas is

unnecessary and can facilitate development pressures. He said this concept is counterintuitive to what most other localities in the state follow and he expects to get push back from the Virginia Department of Transportation (VDOT) on it. Chair Ohrstrom suggested tying this to safety and Mr. Stidham replied that the draft states that only safety and functional improvements should be considered in the rural areas. Mr. Stidham added that the overall concept is that we do not cause growth to occur in our county and that VDOT uses counties' decisions to allow development in order to justify capacity improvements. Chair Ohrstrom replied that he noted this concept in several different places in the draft. He said that he agrees that this Plan is intended to be nonresponsive to growth pressures caused by other counties but said he expects to get a lot of push back from VDOT. Mr. Stidham replied that it should be VDOT's responsibility to address outside growth pressures and also should be subject to Clarke County's approval. In the fourth line, Commissioner Glover suggested changing "over many years" to "over many decades." Mr. Stidham replied that he would make this change.

Chair Ohrstrom asked if "rural level of service" is an actual criteria of level of service. Mr. Stidham replied that former commissioner Jon Turkel was probably the first person to coin that term but that it is not a formal transportation criteria.

Mr. Stidham noted that the wording of the first item in the County's transportation philosophy places the responsibility on VDOT to ensure that the County has a safe and efficient road network through their guidance and provision of funding opportunities. He added that it is VDOT's position that when counties allow growth to occur, they bear responsibility to apply for funding for transportation improvements. Chair Ohrstrom said this is true and that VDOT does not want to see levels of service drop between jurisdictions. Mr. Stidham noted that we may not want to tolerate VDOT wanting to expand capacity of primary highways in Clarke to account for traffic in adjacent jurisdictions.

Regarding the second item pertaining to expansion of road capacity, Chair Ohrstrom asked if we wanted to add the words "in the county" after the word "generate" to clarify that we will not cause unplanned growth to occur in Clarke County. Mr. Stidham agreed and said he would make this change.

Mr. Stidham asked if there is anything missing from the list that should be added. Mr. Camp suggesting adding a fifth item to ensure that developers bear responsibility for road improvements to mitigate their impacts on the road network. Mr. Stidham said that is a good one and he will add it to the list. Commissioner Glover asked if something could be added to ensure that new private roads and access easements have safe connections to public roads. Mr. Stidham replied that this could come in the form of stronger design criteria to be added to the Subdivision Ordinance. He suggested adding language to the fourth item regarding private road design criteria to maximize safety and minimize environmental impact.

Under the Existing Transportation Network section on Page 7, Mr. Stidham noted that he will add definitions for each of the functional classifications. Members agreed that this would be helpful. Commissioner Glover asked where the classifications came from. Mr. Stidham replied that these are VDOT classifications and that they were last updated in 2015.

Regarding the description of the Rural Rustic Roads program, Mr. Stidham noted that an unpaved road must have a maximum traffic of 1,500 vehicles per day to qualify. Commissioner Dunning asked if that should be a minimum instead of maximum. Mr. Stidham replied that it is maximum because the Rural Rustic Roads program is for low volume roads and unpaved roads with higher traffic volumes have to be hard surfaced through other programs. He then explained that the Rural Rustic Roads program only adds a basic hard surface over the existing gravel roadway.

Regarding the Bicycle-Pedestrian Plan language added on Page 12, Mr. Stidham noted that the Plan was completed in 2014 and probably needs to be updated at some point. Chair Ohrstrom suggested discussing Jon Turkel's recent email expressing concerns over shoulder rumble strips on Route 7 interfering with cyclists. Mr. Stidham said that when the Plan was developed, Mr. Turkel was a big proponent of maximizing how roads are shared with cyclists. Mr. Stidham said that he took the opposite position that most secondary roads would have to be significantly widened in order to accommodate bicycle lanes. He cited Bishop Meade Road as an example in which road widening to add bicycle lanes would likely impact stone walls and drainage ditches and require significant right of way to be acquired. Chair Ohrstrom cited Pyletown Road as having blind hills. Mr. Stidham said that he leans in favor of driver and cyclist safety. Commissioner Glover asked if the rumble strips are required to be installed. Mr. Stidham said that he thinks they are being installed at the same time that other work is being done. He said that primary highways should definitely have them and Commissioner Dunning noted that they are on a lot of secondary roads as well. Chair Ohrstrom said that the rumble strips are in the middle of secondary roads but that Mr. Turkel is concerned with the ones on the edge of the road.

Regarding Chapter II, Objective 3 on Page 16, Chair Ohrstrom suggested referencing the Comprehensive Plan in the bulleted list of plans in Strategy 3. Mr. Stidham said that he would make this change.

Regarding Chapter III, Mr. Stidham said that he plans to add a vicinity map from the County GIS for each of the proposed projects. He also explained that the cost estimates were developed using a tool provided by VDOT. Commissioner Glover asked if 2015 is the date of the software and Mr. Stidham replied that the tool is a spreadsheet. Mr. Stidham added that they do not update the tool very often. Commissioner Glover suggested referencing that this is the current version of the tool.

Mr. Stidham reviewed the project list and noted that he has prioritized the projects at the Committee's direction. Members had a brief conversation about VDOT's current plans to modify the intersection of Va. 7 and Shepherds Mill Road.

Regarding the Appalachian Trail (AT) pedestrian crossing project, Commissioner Lawrence explained that Federal law requires the crossing to be handicapped accessible even though the AT is not accessible. He added that this requirement has likely caused the project to be significantly more expensive. He suggested that a single bridge could be constructed at the top of the mountain that would serve as the pedestrian crossing for the AT in project 3 and the Route 601 intersection improvement for project 4. He said that combining these two projects may be a

better approach. Mr. Stidham suggested adding language to the end of the project 3 description to study combining projects 3 and 4 as an alternative approach. Members agreed with adding this language.

Mr. Stidham reviewed the project to improve East Main Street in Berryville (project 5) and he discussed how the scope could be impacted if the Town's southeastern collector road project is constructed. He also said that the need for improvements to West Main Street (project 6) should be evaluated because this project was scoped before the Town's sidewalk improvements and construction of the roundabout. Chair Ohrstrom agreed that this segment does not appear to need additional improvements. He added that it might be a good idea to consider turn lane improvements at the park entrance.

Mr. Stidham noted that the Waterloo intersection project (project 7) was scoped before the HandyMart road improvements were constructed. He added that the scope of this project might be reduced to two turn lane improvements – eastbound right turn lane onto U.S. 340 towards Double Tollgate and westbound right turn lane onto U.S. 340 just past the McDonalds entrance.

Mr. Stidham said that the Boyce drainage improvements project (project 8) may not be needed because of improvements that were constructed on U.S. 340 when Roseville Downs subdivision was developed. Commissioner Lawrence said that VDOT has plans to improve the stormwater basin behind the Boyce fire house along with drainage improvements at the railroad crossing. Mr. Stidham noted that if VDOT completes these improvements, we might be able to delete this project at the next plan update.

Mr. Stidham explained the addition of the Town's southeastern collector road project under a new section called "Other Unprioritized Projects." Commissioner Malone asked if there are plans to construct other improvements such as a roundabout at the intersection of U.S. 340 and Hermitage Boulevard since the pavement area is so wide. Mr. Stidham said that the intersection was probably constructed before VDOT began promoting roundabouts. He also noted that VDOT tends to avoid roundabouts on primary highways although VDOT has constructed them in some places such as U.S. 50 in Loudoun. Chair Ohrstrom said they work much better than signalized intersections. Mr. Stidham explained how this project would have to be planned in order to be competitive for SmartScale funding. He said that he listed this project as unprioritized because it can be studied and modified over the years and could eventually be added to the prioritized list. Chair Ohrstrom said that the project could also be vetted by the Berryville Area Development Authority (BADA).

Regarding the Conclusion (Chapter IV), Commissioner Glover suggested adding the Comprehensive Plan to the end of the first sentence after "land use philosophies." In the second paragraph, second line, Chair Ohrstrom suggested replacing the word "can" with "does." In Item 2, beginning of third sentence, Mr. Camp suggested adding the word "The." Mr. Stidham said he would make these changes.

In Appendix A, Commissioner Glover noted that the projects at the top of the mountain are missing and there is nothing in the legend to explain what the colored numbers mean. Mr.

Stidham said that he missed several edits with this version of the map and will make these corrections with the next version.

At the request of Commissioner Lawrence, members had a brief off-topic discussion about the potential impacts of Frederick County constructing the eastern extension of Route 37 on Clarke County.

Members agreed by consensus to cancel the next scheduled meeting and to forward the current draft to the Planning Commission for review.

**ADJOURN:** Meeting was adjourned by consensus at 3:34PM.

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Brandon Stidham, Clerk



TO: Policy & Transportation Committee members
FROM: Brandon Stidham, Planning Director
RE: TA-23-01, Campground Regulations – modifications requested by Board of Supervisors
DATE: January 24, 2024

As discussed at the January 2 Commission Work Session, the Board of Supervisors has requested the Commission to modify the campground regulations text amendment to allow permanent campgrounds on a limited basis. This will require not only modifications to the proposed temporary use, "camping," but also the creation of a new special use and use regulations for permanent campgrounds. The Board's parameters for permanent campgrounds were previously noted as follows:

- Allowed by special use permit and site development plan in the AOC and FOC Districts.
• Tent camping only – recreational vehicles (RVs) would not be allowed.
• Establish a maximum number of campsites (20 was mentioned).
• Require forested buffer areas of a certain width.
• Stringent minimum lot size (examples include Fauquier – 20 acres, Loudoun – 40 acres for up to 50 campsites)
• Requirement that the property owner or resident manager live onsite and be present during camping activities with campsites located in close proximity to the owner's or manager's residence.
• Compliance with all Virginia Department of Health (VDH) requirements.

Permanent campgrounds would include both campgrounds operated as a business and campgrounds operated by non-profit organizations and similar entities.

Regarding process, Staff recommends that the Committee work to develop the requested text amendment modifications over the next 2-3 meetings. The resulting changes will then be presented to the full Commission for final recommendation to the Board on whether to incorporate the changes. The recommendation will be forwarded to the Board for review before the Commission schedules public hearing to determine whether the Board agrees with the recommendation.

Below are suggested questions for the Committee to discuss at the February 2 meeting and possibly the next meeting. Staff will use the Committee's responses to develop an initial draft revision of the text amendment for review. For this discussion, it may be helpful for Committee members to envision different hypothetical campgrounds with the following characteristics:

- Campground on open and relatively flat AOC-zoned land with minimal mature tree coverage and visibility from adjacent properties.
- Campground on remote, forested FOC-zoned land.
- Campground along the Shenandoah River.

The discussion should assume the use as primitive tent campgrounds (RVs of all types prohibited) allowed by special use permit and site development plan approval in the AOC and FOC Districts.

### Discussion Questions

1. Lot size and use intensity:
  - What should the minimum lot size for a permanent campground be?
  - What should the maximum number of campsites and/or maximum number of camping patrons be?
2. Buffering and setbacks:
  - What should the minimum setback from property lines be for all campsites and campground amenities?
  - Should a forested buffer area for screening purposes be required? If the property currently contains minimal mature trees, would planting new trees per landscaping requirements be sufficient?
  - Should campsites be required to be located closer to the owner/manager's residence than property lines and, if so, how should this be regulated? Maximum radius from the residence?
3. Campground amenities:
  - What amenities are appropriate for primitive tent campgrounds?
    - Restroom/bath house facilities (likely to be required by VDH)
    - Camp store (limit to campground patrons only?)
    - Club house (could be used for meetings and events)
    - Onsite food sales (cannot operate a restaurant, what about food trucks?)
    - Active recreational amenities like swimming pools, playgrounds, mini-golf, horseback riding?
    - Prohibition on gasoline-powered ATVs and dirt bikes? Would allow for electric vehicles that do not produce noise.
  - Should passive recreational amenities like trails be required to be located within setback and buffer areas? How should recreational access to water resources like the Shenandoah River be addressed?
4. Other requirements:
  - Should the property owner or resident manager be required to remain onsite during all camping activities?



- Should direct access to a public road for public ingress/egress be required versus allowing access via a shared private access easement? Note Zoning Ordinance Section 6.3.1C-3 requires impacted private access easement lot owners to be applicants on SUP applications.
- Should a maximum camping duration be established for individual camping patrons to ensure that people are not living at campgrounds, e.g., 14 consecutive days?
- Should there be construction standards for interior roads?
- Should there be regulations for outdoor fires?
- Should there be regulations for regular trash removal?

Staff encourages members to think of other questions and issues that we have not addressed in this memo. As we develop possible use regulations, we should also keep in mind how Staff will be able to effectively enforce the rules. For your reference, campground regulations from other counties are included -- this is the same information that was included in your January 2 Work Session packet. A copy of the last staff report on the text amendment is also enclosed.

### **Scheduling Next Meeting**

Staff proposes scheduling the next meeting following either the next Work Session or Business Meeting:

- Tuesday, February 27 (3:30 or immediately following the Work Session)
- Friday, March 1 (9:30 or immediately following the Business Meeting)

Please check your schedules so we can confirm the date at the February 2 meeting.

If you have any questions or cannot attend the meeting, please let me know.



## Clarke County Planning Department

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**TO: Board of Supervisors**

**FROM: Brandon Stidham, Planning Director**

**RE: Campground Regulations from Other Counties**

**DATE: November 21, 2023**

As a follow-up to the Board's November 6 discussion of the campground regulations text amendment (TA-23-01), attached are examples of regulations from other counties that allow commercial/permanent campground uses. Items of note for each set of regulations are summarized below. All of the counties referenced require either special use permit, conditional use permit, or special exception approval and in most cases site development plan approval.

### Frederick County

- Minimum lot size – 5 acres
- Maximum density – 10 campsites or cabins per acre
- Setback – Perimeter setback of 100 feet from campground boundary for all structures and campsites.
- Maximum of one residence is allowed in a campground to be occupied by the campground owner, manager, or an employee.
- Buffers and screening required based on adjacent zoning district.
- Must meet all Virginia Department of Health (VDH) requirements.

### Warren County

- Minimum lot size – 10 contiguous acres (implies that a campground can cover multiple lots of record)
- Maximum density:
  - 100 unit spaces with minimum size of 1800 square feet
  - Maximum 15 spaces per gross park area
  - Maximum 20 RV unit sites per acre
  - Minimum of 10 unit spaces
- Minimum separation of 20 feet between each unit site.
- Condition of soil, groundwater level, drainage, or topography of site shall not create hazards to the property nor to the health or safety of the occupants.
- RV unit sites to be well-drained and shall not be exposed to objectionable smoke, noise, odors, subsidence, erosion, or other adverse conditions.
- Use of motor/trail bikes, motorcycles, ATVs, and similar vehicles are prohibited unless approved in conjunction with the conditional use permit.

- Dust control -- Internal roads shall be constructed with a dust-free surface as approved by the BOS. Exposed ground surfaces shall be paved or covered with crushed stone/gravel or protected with vegetative growth to prevent erosion and dust.
- Minimum 75% of unit spaces shall be sufficiently wooded to provide adequate shade and camouflage from public view.
- Sites for commercial convenience centers (e.g., camp stores) shall be no larger than 10% of the campground area or one acre, whichever is less.
- Trash receptacles shall be provided within 150 feet of all RV sites and shall be emptied twice per week with trash to be removed from the campground and disposed of in accordance with state and county laws.
- Sanitary stations (dump stations for RV holding tanks) shall be provided in accordance with the Warren County building code and state law. Minimum of one station per 100 unit spaces. Sanitary stations shall be screened from view by solid fences or walls and shall be at least 50 feet from any unit space.
- Portable toilets are prohibited.
- Service buildings (bath houses with bathroom facilities) shall be provided in accordance with the county building code and state law.

### **Page County**

- Minimum lot size – 10 contiguous acres
- Maximum density:
  - 20 campsites per acre
  - Minimum 1600 square feet and 25 foot width for each campsite
- Minimum 20% of tract area shall be open space and/or recreation area of which no more than 50% shall be a body of water. Does not include campsites, service buildings, roads, or greenbelt.
- Setback – Minimum of 50 feet from property lines and a greenbelt shall be included within the setback area.
- Dust control -- Exposed ground surfaces shall be paved or covered with crushed stone/gravel or protected with vegetative growth to prevent erosion and dust.
- Lighting is required to be downcast.
- Outdoor fires shall be enclosed by a fire ring. All fire rings shall be enclosed by a durable, nonflammable material at least 8 inches in height. Firewood must originate in Page County and remain in Page County (potentially impossible to enforce).
- If perimeter fencing is not provided, the campground perimeter shall be blazed every 25 feet and a sign posted every 50 feet which states “NO CAMPERS BEYOND THIS POINT” in a minimum size of two-inch letters.
- Special use permit review shall be determined on a case-by-case basis for the following:
  - Quiet hours (includes use of generators)
  - Fireworks
  - Use of off-road vehicles
  - Additional buffer requirements adjacent to existing dwellings and areas of potential growth
  - Impact of traffic on nearby residences and mitigation thereof
- Health and sanitation requirements in accordance with VDH campground regulations.

- At least one service building (“A structure or portion thereof that is used to house sanitary facilities, such as water closets or lavatories. It may include other facilities for the convenience of the campground guests”) shall be provided and shall be constructed of cleanable, nonabsorbent materials and be maintained in good repair and in a clean and sanitary condition and meeting VDH and building code requirements.
- Campgrounds shall have direct access to a VDOT public street with appropriate frontage to accommodate entrances and exits. No entrance/exit shall be permitted through a residential zone. Campgrounds accessed via private roads shall have a 50 foot right of way and road condition, maintenance responsibilities, and servient tenant rights shall be considered in the special use permit review.
- Entrances and exits to meet VDOT requirements.
- Interior roads and accesses to individual sites shall consist at a minimum of an all-weather gravel surface. Interior roads shall be a minimum width of 10 feet for one-way traffic and 20 feet for two-way traffic. No campsite shall have direct access to a public street.
- If an onsite operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.

### **Loudoun County**

- Minimum lot size:
  - Up to 50 campsites – 40 acres (Level I small scale)
  - 51-100 campsites – 80 acres (Level II medium scale)
  - 101-150 campsites – 160 acres (Level III large scale)
  - 151 or more campsites – Special exception required
- Camping sites shall be a minimum of 1,250 square feet with a minimum width of 25 feet.
- Maximum structure size (excluding tent platforms):
  - Up to 50 campsites – 8,000 square feet
  - 51-100 campsites – 16,000 square feet
  - 101-150 campsites – 32,000 square feet
  - 151 or more campsites – Special exception required
- Setbacks:
  - Up to 50 campsites – 150 feet
  - 51-100 campsites – 200 feet
  - 101-150 campsites – 250 feet
  - Note – no setback listed for campgrounds with over 150 campsites
- Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.
- Minimum recreational area of 100 square feet per campsite shall be provided.
- One public telephone per 50 campsites shall be provided.
- Streets and walks shall be lighted every 400 feet.
- Service buildings with restroom and other facilities shall be provided in accordance with Loudoun County Health Department requirements.
- Dust control – All areas shall have sufficient ground cover to prevent erosion and blowing dust.

- Buffers and parking areas required according to county regulations. Lighting and noise to be consistent with county regulations.
- Access points to public road:
  - Up to 50 campsites – Maximum of one access point
  - All other sizes – Maximum of two access points exclusive of emergency-only access points.

**Fauquier County** – Has separate uses for “tent campground” and “recreational vehicle park”

**Tent Campground**

- Minimum lot size – 20 acres
- Maximum density – 1 campsite per acre
- Travel trailers and RVs are prohibited
- Only residential structure allowed shall be for the resident owner or manager.
- Direct access with a minimum width of 20 feet to a VDOT public road is required.
- 100 foot setback from property lines for structures and campsites.
- Parking and loading areas to be effectively screened.

**Recreational Vehicle Park**

- Minimum lot size – 20 acres
- Maximum density – 10 campsites per acre, minimum area of 1,600 square feet per campsite
- 100 foot setback from property lines for structures and campsites.
- Camping cabins are allowed but shall not exceed 10% of the total permitted campsites and each cabin shall not exceed 600 square feet.
- Electrical outlets shall be provided at each campsite.
- Central sanitary stations for disposal of effluent shall be provided along with central toilet and shower facilities for the sole use of park patrons.
- Direct access to and with a minimum 300 feet of frontage on a VDOT public road designated as a principal arterial or higher shall be required unless the BOS finds that the type and amount of traffic generated by the facility will not cause an undue impact on the neighbors or adversely affect traffic safety.
- Accessory commercial uses are permitted solely for park patrons including laundry, convenience store, and entertainment.
- Only residential structure allowed shall be for the resident owner or manager
- No patron shall reside in the park for more than 60 days.
- Public water or a central water system designed to public standards is required.
- Screening according to specified standards is required if park abuts residential uses or properties planned for residential use in the Comprehensive Plan.
- Mobile homes and inoperable/junk vehicles are prohibited.
- Park shall be located within a service district or adjacent to a service district on property under the same use as the property within the service district. No portion of the park located outside of the service district shall be connected to public sewer.

If you have any questions, please do not hesitate to contact me.

*Frederick County, VA  
Monday, November 20, 2023*

## Chapter 165. Zoning

### ARTICLE II. Supplementary Use Regulations; Parking; Buffers; and Regulations for Specific Uses

#### Part 204. Additional Regulations for Specific Uses

##### § 165-204.03. Campgrounds and tourist camps.

Where allowed, all campgrounds shall meet the following requirements:

- A. Minimum size. The minimum lot size for a campground shall be five acres.
- B. Density. The maximum allowed density for a campground shall be 10 campsites or cabins per acre.
- C. Perimeter setbacks. The perimeter setback from the boundary of the campground for all structures and campsites shall be 100 feet.
- D. Residences. No more than one permanent residence shall be allowed in a campground, which shall only be occupied by the owner, manager or an employee.
- E. Buffers and screens. Where campgrounds are allowed, zoning district separation buffers and screens, Category C as described by this chapter, shall be provided in relation to surrounding properties containing residential uses.
- F. Campgrounds shall meet all requirements of the Virginia Department of Health.

**§ 180-41. Commercial campgrounds.**

- A. Intent. These provisions are intended to ensure that recreational vehicles and tents within parks are operated in a safe and healthful manner.
- B. Status/requirements.
  - (1) Commercial campgrounds are subject to conditional uses permitted only in specifically named zoning districts. Except as otherwise provided in this chapter, a recreational vehicle used for dwelling purposes outside of a legally established and operated recreational vehicle park shall constitute a violation of this chapter.
  - (2) In addition to conditional use requirements, recreational vehicle parks are subject to the site plan requirements of this chapter. Notwithstanding other site plan requirements of this chapter, site plans for commercial campgrounds shall be drawn to a scale of not less than one inch equals 20 feet, shall be sufficient for the Zoning Administrator to determine that regulations of this chapter can and will be satisfied and shall include information describing surrounding land use, zoning, topography and vegetation. Site plans shall indicate all proposed streets, utilities and structures with specifications to indicate compliance with the provisions of these regulations.
- C. Standards.
  - (1) Density standards.
    - (a) No commercial campground shall contain more than 100 nor fewer than 10 unit spaces. The minimum unit space area shall be 1,800 square feet. The density of spaces provided for units shall not exceed 15 spaces per gross park acre and no one acre shall exceed 20 RV unit sites.
    - (b) The minimum area required for application and institution of a commercial campground shall be 10 contiguous acres.
  - (2) Proximity standards. Units shall be separated from each other and from other structures by a minimum of at least 20 feet. For purposes of this separation requirement, any accessory structure such as attached awnings, carports or individual storage facilities shall be considered a part of the unit.
- D. General requirements.
  - (1) Hazardous conditions.
    - (a) Condition of soil, groundwater level, drainage or topography shall not create hazards to the property nor to the health or safety of the occupants.
    - (b) RV unit sites shall be well drained and shall not be exposed to objectionable smoke, noise, odors, subsidence, erosion or other adverse conditions.

- (2) Other vehicles. The recreational use of motor bikes, trail bikes, motorcycles, all-terrain vehicles and similar vehicles within a commercial campground is hereby prohibited, unless permission has been specifically granted in conjunction with the conditional use permit approval.
- (3) Internal roads. Roads shall be constructed of a dust-free surface which is adequate for the types of vehicles to be accommodated and shall be approved by the Board of Supervisors.

E. Design standards.

- (1) Trees. At least 75% of the developed unit spaces shall be within areas sufficiently wooded to provide adequate shade for the unit space and camouflage from public view.
- (2) Buffer. In designing the campground, the applicant shall provide a minimum of 50 feet of undeveloped land along the total perimeter of the proposed site.
- (3) Dust control. Exposed ground surfaces in all parts of commercial campgrounds shall be paved or covered with crushed stone or gravel or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
- (4) Commercial sites. Sites for structures which will serve as commercial convenience centers shall be no larger than 10% of the total commercial campground or one acre whichever is the lesser.
- (5) Refuse disposal. Refuse collection receptacles shall be provided at locations within 150 feet of all recreational vehicle sites. Such receptacles shall be emptied at least twice weekly and all refuse shall be transported from the campground and disposed of in accordance with all applicable state and County laws and regulations.

F. Sanitary stations.

- (1) Stations required. Each commercial campground shall provide sanitary station(s) for the adequate and safe disposal of sewage from RV holding tanks. Such stations shall be constructed in accordance with the adopted Building Code<sup>1</sup> for Warren County and applicable state regulations. A minimum of one station shall be provided for each 100 unit spaces.
- (2) Screening. Sanitary stations shall be screened from other activities by visual barriers such as solid fences or walls and shall be separated from any unit space by a distance of at least 50 feet.
- (3) Portable toilets. In no case shall portable toilets be permitted within a commercial campground.

G. Service buildings. Each commercial campground shall be provided with one or

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1. Editor's Note: See Chapter 76, Building Construction.



more service buildings which contain an adequate number of toilet and sanitary facilities. Such service buildings shall be constructed in accordance with the adopted Building Code<sup>2</sup> for Warren County and applicable state regulations governing campgrounds.

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2. Editor's Note: See Chapter 76, Building Construction.

## Chapter 128

### CAMPGROUNDS

§ 128-1.	Purpose.	§ 128-6.	Health and sanitation requirements.
§ 128-2.	Adoption of statutory provisions.	§ 128-7.	Design of access to campground.
§ 128-3.	Definitions.	§ 128-8.	Yards and setbacks.
§ 128-4.	Enforcement; zoning; site plan requirements.	§ 128-9.	On-site operator.
§ 128-5.	Standards.	§ 128-10.	Violations and penalties.
		§ 128-11.	Conflicts.

[HISTORY: Adopted by the Board of Supervisors of the County of Page 5-11-1999; amended in its entirety 4-16-2013. Subsequent amendments noted where applicable.]

#### GENERAL REFERENCES

Trailers — See Ch. 109.

Vehicles and traffic — See Ch. 118.

Abandoned vehicles — See Ch. 115.

Zoning — See Ch. 125.

#### § 128-1. Purpose.

The purpose of this chapter shall be to provide rules, regulations and standards for development of campgrounds in the County of Page, ensuring that the public health, safety and general welfare are protected; that orderly growth and development together with the conservation, protection and proper use of land shall be ensured; that proper provisions for all public facilities shall be made; and that Page County government is given appropriate control over the zoning and location of campgrounds in Page County.

#### § 128-2. Adoption of statutory provisions.

All of the provisions and requirements of the laws of the State of Virginia contained in Title 35.1 pertaining to campgrounds and all of the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the County of Page, are hereby adopted and incorporated in this chapter by reference and made applicable within the County. Such provisions and requirements are hereby adopted mutatis mutandis, and made a part of this chapter as fully as if set forth at length herein, and it shall be unlawful for any person within the County to violate or fail, neglect or refuse to comply with any provision of Title 35.1 of the Code of Virginia, as amended, and the provisions of Virginia's Department of Health Rules and Regulations Governing Campgrounds, known as 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended, which are adopted by this section, provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a

similar offense under the Code of Virginia. This incorporation is for the purpose of ensuring uniformity between the Code of the County of Page and state laws.

### § 128-3. Definitions.

As used in this chapter, unless the context requires otherwise or it is otherwise provided, the following terms shall have the meanings indicated:

**ACCESSORY USES** — Offices, recreational facilities, convenience stores, gift shops, service buildings, restrooms, dumping stations, showers, laundry facilities, storage units and other uses and structures customarily a part of the campground operation for the use of occupants.

**AUTHORITY HAVING JURISDICTION** — The organization, office or individual responsible for approving equipment, equipment installation, a permit or a procedure.

**CABIN/CAMPING** — A hard-sided shelter less than 400 square feet in area.

**CAMPERS** — Persons participating in camping.

**CAMPGROUND** — Includes, but is not limited to, a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel, or tract of land, 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. "Campground" does not include a summer camp, migrant labor camp, or park for mobile homes as defined in § 35.1-16 and 32.1-203 of the Virginia Code, as amended, 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.

A. **PRIMITIVE SITE** — A campsite where no utility hookups are provided.

B. **DEVELOPED SITE** — A site accessible by vehicular traffic where Campsites are substantially developed with one, or more, utility, e.g., sewer, water and/or electricity.

**CAMPING UNIT** — A tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, camping cabin, and any other device or vehicular type structure for use as a temporary living quarter or shelter during periods of recreation, vacation, leisure time, or travel.

**CAMPSITE** — A plot of ground within a campground used or intended for the occupation by the camping unit or units under the control of a camper.

**DENSITY** — The number of campsites per unit of land on a tract or parcel.

**GREENBELT** — A strip of land, containing landscaping or other aesthetic site-obscuring features, intended to buffer potentially incompatible uses. Greenbelts may include utilities and other underground facilities but not camping units, buildings or recreation areas.

**MINIMUM PARCEL SIZE** — The minimum land area required to accommodate a campground.

**OCCUPANCY** — The presence of overnight guest(s) in a camping unit for a site, whether the use of the Campsites and facilities is granted gratuitously, or by rental fee.

**OPERATOR** — The owner of the campground or his/her designee.

OWNER — Person or entity holding title to the parcel on which the campground is located.

RECREATION AREA — A specific area of the campground, either of land or an area of water or a combination of land and water, which is designed and intended for the use or enjoyment of guests of the campground.

RENT — Compensation or other consideration given for a prescribed right, use, possession or occupancy of a campsite.

RENTAL/ON-SITE — A camping unit placed within a campground which is available for rental to guests.

RV'ERS — Individuals who use recreational vehicles for camping, those who stay for a day, week, or even up to seven months (extended stay) as an alternative to other types of lodging.

SERVICE BUILDING — A structure or portion thereof that is used to house sanitary facilities, such as water closets or lavatories. It may include other facilities for the convenience of the campground guests.

SITE — A plot of ground within a campground used or intended for the occupation by the camping unit or units under the control of a camper.

TENT — A portable shelter, consisting of synthetic fabrics or natural skins stretched over a flexed or rigid framework.

**§ 128-4. Enforcement; zoning; site plan requirements.**

- A. Enforcement. The Page County Zoning Administrator is the officer having enforcement authority.
- B. Zoning. Campgrounds may be allowed in Woodland-Conservation and Agricultural Districts by special use permit.
- C. Site Plan Requirements. In order to insure the provision of adequate, properly designed sanitation facilities at campgrounds, any person planning construction, major alteration or extensive addition to any campground shall, prior to the initiation of any such construction, submit to the Page County Health Department, complete plans, at a minimum scale of one inch to 50 feet, and statements which show the following:
  - (1) The proposed method and location of sewage disposal system.
  - (2) The proposed sources and location of the water supply.
  - (3) The number, location and dimensions of all campsites.
  - (4) The number, description and location of proposed sanitary facilities such as toilets, dump stations, sewer lines, etc.
  - (5) Name and address of applicant.
  - (6) Location, boundaries and dimension of the proposed project.
  - (7) The number, description and location of proposed motor vehicle parking spaces.
  - (8) The description and location of all interior roads.
  - (9) The description and location of all buildings and recreational areas.

- (10) The description of any landscaping plans.
  - (11) Such other pertinent information as the Virginia Health Commissioner or the Page County Health Department may deem necessary.
- D. Permit approval. Before any permit is issued for construction of, major alterations to, or extensive addition to any campground, the plans and specifications shall first be approved by the County Planning/Building/Zoning Office(s), Virginia Department of Transportation (VDOT) and the Page County Health Department, taking into account all of the provisions as set out herein, as well as such special conditions as may be imposed by the Planning Commission, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds, including, but not limited to Title 35.1 of the Virginia Code, as amended, and the Virginia Department of Health's Rules and Regulations Governing Campgrounds, 12 VAC 5-450-10 through 12 VAC 5-450-230, as amended from time to time.

**§ 128-5. Standards.**

- A. Permitted camping units. Only tents, tent trailers, travel trailers, camping trailers, pickup campers, motor homes, or camping cabins, as defined above, or any other device or vehicular-type structure as may be developed, marketed and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel shall be allowed.
- B. Permanent occupancy prohibited. No camping unit shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond seven months in any twelve-month period shall be presumed to be permanent occupancy.
- C. Site requirement/density.
  - (1) The minimum parcel size shall be 10 contiguous acres.
  - (2) The average number of campsites per acre shall not exceed 20.
  - (3) Each campsite shall be a minimum of 1,600 square feet of space and shall not be less than 25 feet wide at its narrowest point.
  - (4) A minimum of 20% of the entire tract of land shall be open area and/or recreation area, of which no more than 50% can be a body of water. Campsites, service buildings, roads, or greenbelt shall not be included as open and/or recreation area.
  - (5) Exposed ground surfaces in all parts of a campground shall be paved or covered with crushed stone or gravel or protected with a vegetative growth or other natural growth that is capable of preventing soil erosion and eliminating objectionable dust.
  - (6) Each campsite shall be identified by number and section. Camping units within a campground shall be required to be located within the designated campsites.
- D. Lighting. Any lighting that is provided on the campground will be directed downwards, so as to not produce a glare on adjoining properties.
- E. Fires. Any outdoor fires on the campground shall be enclosed by a fire ring. All fire rings

shall be enclosed by a durable, nonflammable material at least eight inches in height. Firewood must originate in Page County and remain in Page County.

- F. Perimeter fencing. Where perimeter fencing is not provided, the campground shall be blazed every 25 feet, and a sign shall be posted every 50 feet which states: "NO CAMPERS BEYOND THIS POINT," in a minimum size of two-inch letters. The signs shall be posted on the property line of the campground.
- G. Special use permit requirements. The special use permit shall also consider the following on a site-by-site basis:
  - (1) Quiet hours (to include use of generators).
  - (2) Fireworks.
  - (3) Use of off-road vehicles.
  - (4) Additional buffer requirements adjacent to existing dwellings and areas of potential growth.
  - (5) Impact of traffic on nearby residences, and mitigation thereof.

**§ 128-6. Health and sanitation requirements.**

- A. Requirements. All health and sanitation requirements shall be in accordance with the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al).
- B. Service building. Campgrounds must have a service building constructed of cleanable, nonabsorbent materials, maintained in good repair and in a clean and sanitary condition and meeting the requirements of the Virginia Department of Health Rules and Regulations Governing Campgrounds (12 VAC 5-450 et al.). All service buildings shall also conform to all existing Virginia and Page County Building Codes.

**§ 128-7. Design of access to campground.**

- A. Location and access.
  - (1) Direct access to public street. Except as stated below, no campground shall be located except with direct access to a public street maintained by VDOT with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a campground shall be permitted through a residential zone.
  - (2) Private road. If the proposed campground parcel does not adjoin a public street, a fifty-foot deeded right-of-way, with appropriate frontage at the public street to permit appropriate design of entrances and exits, must be obtained to provide access to the parcel. Road condition, maintenance responsibilities, and the rights of the servient tenants shall be considered in the special use permit.
- B. Entrances and exits. Entrances and exits to campgrounds shall be designed for safe and convenient movement of traffic into and out of the campground and shall be designed to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the campground shall be through such entrances and exits. Entrances shall be

constructed utilizing appropriate radii and grades to accommodate movement of all vehicles using/entering the campground. All entrances onto public roads shall meet VDOT requirements.

- C. Road requirements. Interior roads and access to individual sites shall consist at a minimum of an all-weather gravel surface. All interior roads shall be a minimum width of 10 feet for one-way traffic and 20 feet for two-way traffic. No campsite shall have direct access to a public street.

**§ 128-8. Yards and setbacks.**

The minimum setback from property lines shall be 50 feet; a greenbelt shall be included within the setback area.

**§ 128-9. On-site operator.**

If an on-site operator is not provided, a point of contact for the campground shall be designated and emergency contact information provided and posted conspicuously at the campground.

**§ 128-10. Violations and penalties.**

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating, causing or permitting the violation of any of the provisions of this chapter shall be guilty of a misdemeanor and, upon conviction thereof, may be fined up to \$2,500 or imprisoned for up to 12 months, or both. Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this chapter is committed, continued or permitted by such persons, firm or corporation and shall be punishable as herein provided.

**§ 128-11. Conflicts.**

If any provision of this chapter conflicts with any other provision of the Zoning Ordinance of the County of Page, Virginia, the more stringent provision shall apply.

day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

- (b) **Level II or III Day and Boarding Camp.** There shall be no more than two points of access to a road from a Level II or III day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking and loading areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-646**

**Campgrounds.** Campgrounds in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

- (a) The minimum lot area for a campground shall be 40 acres.
- (b) The minimum lot area for a campground shall increase based on the following standards.

Use	Scope of Use/Campsites	Lot Area (Minimum)
Level I—small scale	Up to 50 campsites	40 acres
Level II—medium scale	>50 up to 100 campsites	80 acres
Level III—large scale	>100 up to 150 campsites	160 acres
Level IV	> 150 campsites	Special exception pursuant to Section 6-1300

- (2) **Not Permanent Residence.** Campgrounds shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Camping Sites.** Camping sites shall be a minimum of 1,250 square feet and at least 25 feet in width.
- (4) **Recreational Area.** Each campground shall provide a recreational area consisting of 100 square feet per campsite.

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- (5) **Public Telephone.** At least one (1) public telephone shall be provided for each 50 campsites.
- (6) **Streets and Walks Lighted.** Streets and walks shall be lighted every 400 feet.
- (7) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.
- (8) **Groundcover.** All areas within a campground shall have sufficient groundcover to prevent erosion and blowing dust.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures (excluding tent platforms) used at a campground shall not exceed the following standards:

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I—small scale	Up to 50 campsites	8,000 square feet
Level II—medium scale	>50 up to 100 campsites	16,000 square feet
Level III—large scale	>100 up to 150 campsites	32,000 square feet
Level IV	>150 campsites	Special exception pursuant to Section 6-1300

- (C) **Location on Site/Dimensional Standards.** A campground shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max)	Setback from Lot Lines
Level I—small scale	40 acres	8,000 square feet	150 ft.
Level II—medium scale	80 acres	16,000 square feet	200 ft.
Level III—large scale	160 acres	32,000 square feet	250 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with Section 5-1404(A)(6).
- (2) **Parking Areas.** Parking areas shall comply with Section 5-1407.

(E) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.**

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- (a) There shall be no more than one point of access to a public road from a Level I campground. This requirement shall not preclude an additional access for emergency vehicles only.
- (b) There shall be no more than two points of access to a public road from a Level II, III or IV campground. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-647

**Cross-Country Ski Business and Eco-Tourism.** Any cross-country ski business and eco-tourism use in the AR, JLMA-20 and TR-10 districts shall comply with the following standards:

(A) **Intensity/Character of Use.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

(B) **Size of Use.**

- (1) **Size of Use.** The minimum lot area of an eco-tourism use shall be 5 acres.
- (2) **Structure Size.** The size of structures used shall not exceed 5,000 square feet in gross floor area.
- (3) **Storage Areas.** The total area of storage areas shall not exceed 1000 square feet.

(C) **Roads/Access.**

- (1) **General Access Standards.** The eco-tourism use shall comply with the road access standards in Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(D) **Exterior Lighting.** The only exterior lighting allowed for an eco-tourism use shall be for security purposes only.

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**Fauquier County (RC – Rural Conservation; RA – Rural Agricultural)**

**Camps, Recreation Grounds, Lodges, and Resorts – Special exception and site plan (RC and RA Districts)**

**5-906 Additional Standards for Camps and Recreation Grounds, Lodges and Resorts**

1. The minimum lot size requirement shall be twenty (20) acres.
2. No structure or campsite or athletic facility shall be located closer than 100 feet to any lot line.
3. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
4. All parking and loading areas, swimming pools and tennis courts shall be effectively screened.

**Tent Campground – Special exception and site plan (RC and RA Districts)**

**5-907 Additional Standards for Tent Campground**

1. The minimum lot size requirement shall be twenty (20) acres.
2. Travel trailers and other residential vehicles are not allowed.
3. The only permanent structure allowed for residential use will be occupied by the resident owner or manager.
4. The facility shall have direct access by means of a travel-way twenty (20) feet in width to a road currently maintained by the State.
5. No structure or campsite shall be located closer than 100 feet to any lot line.
6. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
7. Density shall not exceed one (1) campsite per acre.

**Recreational Vehicle Park – A lot, parcel or area of land designed and used for the accommodation of two (2) or more recreational vehicles for transient lodging purposes. Special exception and site plan (RA District)**

**5-908 Additional Standards for Recreational Vehicle Park**

1. Camping units are permitted within a Recreational Vehicle Park, provided the park shall be designed for and predominantly used by recreational vehicles.
  - a. Camping Cabins shall not exceed ten (10%) of the total permitted campsites.
  - b. Camping Cabins shall not exceed six hundred (600) square feet.

2. At a minimum, electrical outlets shall be provided at each individual campsite. Central sanitary stations for the disposal of effluent shall be provided along with central toilet and shower facilities. These facilities shall be for the sole use of the patrons of the park.
3. The property shall have direct access to and a minimum of three hundred (300) feet of frontage on a road designated as a principal arterial (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
4. Accessory commercial uses are permitted, exclusively for the use of residents of the park (e.g., coin-operated laundry, convenience store, entertainment).
5. Density shall not exceed ten (10) campsites per acre.
6. Each campsite shall contain a minimum of 1,600 square feet.
7. No structure, campsite or athletic facility shall be located closer than 100 feet to any lot line.
8. No site plan shall be approved for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health department requirements. Required approvals from the Virginia Department of Health shall be provided to the County prior to the approval of any site plan for the use.
9. One permanent residential occupancy shall be permitted for the resident owner or manager only. No other persons shall reside in the park for a period exceeding sixty (60) days.
10. The minimum lot size requirement shall be twenty (20) acres.
11. Public water or a Central Water System designed to public standards shall be required.
12. Screening shall be provided in the form of an unbroken strip of open space a minimum of fifty (50) feet wide and planted with one large evergreen tree with an ultimate height of forty (40) feet or greater for every ten (10) linear feet, plus one medium evergreen tree with an ultimate height of twenty (20) to forty (40) feet for every five (5) linear feet, plus one large deciduous tree with an ultimate height of fifty (50) feet or greater for each thirty (30) linear feet where the property abuts residential uses or properties planned for residential use in the Comprehensive Plan. The use of existing vegetation can be used to satisfy this requirement.
13. Mobile homes shall be strictly prohibited.
14. Inoperable and junk vehicles including recreational vehicles shall be prohibited.

15. The use shall be located within a Service District or immediately next to a Service District on property under the same use as the property within the Service District. For the purpose of this Section immediately next to a Service District shall not include properties located across a public street.
16. No portion of the recreational vehicle park use located outside of the Service District shall be connected to public sewer.

**ZONING ORDINANCE TEXT AMENDMENT (TA-23-01)**

**Campground Regulations**

**October 17, 2023 Board of Supervisors Meeting – PUBLIC HEARING**

**STAFF REPORT – Department of Planning**

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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.  
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**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:**

Conduct advertised Public Hearing and take action on the proposed text amendment.

**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 only one special use permit application has been filed in recent memory for a new commercial campground, 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.

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**History:**

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|------------------------|--|
| <b>March 22, 2023.</b> | <b>Policy &amp; Transportation Committee voted 4-0-1 (Dunning absent) to forward the proposed text amendment to the full Commission for consideration.</b>   |
| <b>April 4, 2023.</b>  | <b>Placed on the Commission’s Work Session agenda for initial discussion.</b>  |
| <b>May 2, 2023.</b>    | <b>Placed on the Commission’s Work Session agenda for continued discussion.</b>  |
| <b>May 5, 2023.</b>    | <b>Placed on the Commission’s Business Meeting agenda to consider scheduling public hearing.</b>   |
| <b>June 2, 2023.</b>   | <b>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.</b> |
| <b>July 5, 2023.</b>   | <b>Commission discussion of citizen concerns with the proposed text amendment.</b>   |

- September 1, 2023. Commission voted unanimously to recommend adoption of the proposed text amendment.
- September 19, 2023. Board of Supervisors voted unanimously to schedule public hearing for the October 17, 2023 meeting.
- October 17, 2023. Placed on the Board of Supervisors Meeting agenda and advertised for public hearing.

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

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

**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.*

<b>CAMPGROUND</b>	
<b>Permitted Use</b>	None
<b>Accessory Use</b>	None
<b>Special Use</b>	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.~~