



Clarke County Planning Commission

AGENDA – Work Session

Tuesday, April 2, 2024 – 3:00PM

Berryville/Clarke County Government Center – Main 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.

1	Approval of Agenda	p.1
2	Review of April 5 Business Meeting Agenda Items	--
A	Conflict of Interest Statements	--
B	Agenda Review	--
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A	Status of Deferred Applications	--
B	Discussion, Primitive Campground regulations – modifications to <u>TA-23-01</u>	pp. 2-22
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4	New Business – None Scheduled	--
5	Adjourn	



TO: Planning Commission
FROM: Brandon Stidham, Planning Director
RE: TA-23-01, Campground Regulations – modifications requested by Board of Supervisors
DATE: March 26, 2024

As discussed at the January 2 Work Session, the Board of Supervisors requested the Commission to modify the campground regulations text amendment to allow permanent campgrounds on a limited basis. The matter was assigned to the Policy & Transportation Committee which, over the course of two meetings, developed a draft “primitive campground” use for the Commission’s consideration. As a reminder, the Board’s requested parameters for this use are 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.

At their first meeting, Staff presented the Committee with several questions for discussion (attached separately) in order to develop a scope for the use. Staff developed draft language based on the Committee’s comments which the members reviewed and refined at their second meeting. Below is a detailed description of the text amendment modification. A copy of the full text is also enclosed for your reference.

“Primitive campground” use and definition

The “primitive campground” use would be classified as a new permanent use under Zoning Ordinance Section 5.2D (Recreation/Education/Assembly uses). The previously proposed “camping” temporary use would be renamed “temporary camping” to better distinguish it from the permanent primitive campground use. Primitive campgrounds would be allowed only by special use permit in the Agricultural-Open Space-Conservation (AOC) and Forestal-Open Space-Conservation (FOC) Districts. In lieu of a site development plan, a “campground plan” would be required as described in use regulation 13 (see below).

The definition for primitive campground is proposed as follows:

The use of land as the permanent location for primitive camping by a business, by a non-profit organization, or by a not-for-profit organization. Primitive camping is a recreational activity consisting of overnight stays by patrons using their own tents.

Primitive campgrounds would be the only form of permanent campground allowed and would be subject to numerous use regulations. They could be operated as a business or by organizations with a non-profit or not-for-profit designation.

Use regulations

1. ***Primitive camping limited to tents brought by customers and guests. Accommodations at a primitive campground are limited to tents owned by and brought to the site by customers and guests. Recreational vehicles such as travel trailers, fifth-wheel campers, motor homes, tent trailers, pop-up campers, and pickup campers are prohibited. Accommodations in any temporary or permanent structure provided by the owner of the primitive campground are also prohibited.***

Use regulation 1 ensures that only customer-provided tents are allowed at primitive campgrounds and that the owner/operator does not rent out or have tents or other structures available for use. The purpose is to be consistent with the concept that minimal amenities are to be provided at primitive campgrounds. Recreational vehicles of all types are prohibited.

2. ***Onsite manager required. The owner or a designated manager shall reside onsite and be present at all times that customers, guests, and visitors are on the property.***

This use regulation was requested in the Board's original parameters.

3. ***Occupancy limitations. A primitive campground shall be limited to a maximum of ten (10) campsites and fifty (50) customers, guests, and visitors on the property at any one time. Only one primitive campground is allowed per lot.***

The Committee established a maximum occupancy limit of 10 campsites and 50 customers, guests, and visitors on the property at one time which averages out to 5 people per campsite. There is no occupancy limit per campsite so the owner or operator could host larger groups (up to 50 people) at the expense of renting out to other campers during that occupancy period. Only one primitive campground is allowed per lot. This rule is intended to prevent owners of large properties from applying for multiple special use permits as a means of increasing the number of campsites on the lot.

4. ***Minimum lot size. The minimum lot size for a primitive campground is 40 acres.***

The Committee selected 40 acres for the minimum lot size. Loudoun County has a minimum lot size of 40 acres for up to 50 campsites and the Board recommended that our lot size be more stringent than those of our neighboring counties.

5. **Minimum setback requirements.**

- ***For structures, campsites, and parking areas:***
 - ***From property lines -- 300 feet***
 - ***From dwellings on adjacent lots in existence at the time of approval – 500 feet***
 - ***From perennial streams and the Shenandoah River – 100 feet***
- ***Walking trails from property lines -- 100 feet***

Setbacks may be reduced with an alternate siting plan approved in conjunction with the special use permit

The Committee chose a minimum setback of 300 feet from all property lines after originally considering a 500 foot setback. Staff provided three exhibits to depict what a resultant building envelope would look like with 300, 400, and 500 foot setbacks (see attached). The Bullard property (pending special use permit application for a campground) was used because of its size (52.18 acres) in relation to the minimum 40 acre lot size and its roughly rectangular shape. With a 500 foot setback the building envelope is only 28,018 square feet and with a 400 foot setback the envelope is 5.42 acres. With a 300 foot setback, the envelope is a more reasonable 13.37 acres for accommodating up to 10 campsites.

The Committee also established a 500 foot setback from dwellings on adjacent lots in existence at the time of zoning approval and a 100 foot setback for walking trails from property lines – both designed to minimize impacts on neighbors. A setback of 100 feet from the Shenandoah River and perennial streams was added for safety in the event of flash floods and to discourage campers from washing items in the river or streams.

It should be noted that the minimum setback requirements are a baseline for primitive campgrounds and can be reduced or varied in conjunction with an “alternate siting plan.” This is described in detail under use regulation 14.

6. ***Buffer requirements. A minimum 50 foot buffer containing mature trees shall exist and be maintained along all property lines. All buffer areas shall remain undisturbed and there shall be no removal of vegetation except for dead or diseased trees and plants and invasive species. In the absence of a compliant buffer, a planted buffer and/or greater setback distance may be substituted with an alternate siting plan approved in conjunction with the special use permit.***

The Board requested that forested buffer areas be required. As a baseline, the Committee selected a minimum 50 foot buffer area containing mature trees to be in existence along all property lines. Recognizing that not all properties have mature trees along the property lines, use regulation 6 also allows use of an alternate siting plan per use regulation 14 that proposes a planted buffer and/or greater setback distance. This would ideally allow campsites to be located in areas where the mature trees are located on a lot as opposed to a mandated location where a buffer may need to be planted and take time to grow into a proper buffer. Language is also

included to ensure that buffer areas are to be left undisturbed except for removal of dead/diseased vegetation and invasive species.

7. Campsites, parking areas, and walking trails.

- A. Campsites, parking areas, and walking trails shall be unimproved except for use of gravel, mulch, or similar material for soil stabilization purposes.***
- B. All campsites shall be clearly delineated in a fixed location, identified by a number or other designation, and shown in the sketch plan required by use regulation 13.***
- C. Campsites may be served with a water source and electricity. Accessories such as picnic tables and chairs may be provided.***

Use regulation 7A is included to ensure that the design of campsites, parking areas, and walking trails balances the need to keep the facility primitive with ensuring that soil erosion does not occur. Use regulation 7B requires campsites to be delineated in a fixed location which is essential to ensure that they are located with maximum screening and minimal impact to surrounding properties. If the owner or operator wants to change the campsite layout, a special use permit amendment would be required. Use regulation 7B also requires campsites to be identified with a number, name, or other designation – this is primarily to ensure that first responders can find each campsite in the event of an emergency.

Use regulation 7C describes the limits of amenities that can be provided at a campsite – water source, electricity, and accessories such as picnic tables and chairs. Water sources would be regulated by the Virginia Department of Health (VDH) campground permit process. Electrical connections would require approval of an electrical permit from the Building Department. Permanent structures and other permanent amenities such as owner/operator-provided lighting and paved or hard-surfaced pads would not be allowed.

8. Location of campsites, parking areas, and accessory structures and uses. All campsites, parking areas, and accessory structures and uses shall be located within 300 feet of the owner's or resident manager's dwelling unless an alternate siting plan is approved in conjunction with the special use permit.

The Board requested that campsites be located within close proximity to the owner or operator's residence – the Committee chose a maximum distance of 300 feet. Language is included to allow this requirement to be varied with an alternate siting plan as 300 feet from the residence may not provide optimal screening of campsites from adjoining properties.

9. Limitations on retail activities. Camp stores and onsite food sales shall be prohibited in conjunction with a primitive campground except for the limited sale of firewood, first aid supplies, and bottled water to customers unless other zoning approvals are obtained. Renting of camping and recreational equipment is also prohibited.

This regulation was included to prohibit all retail sales and equipment rentals except for three essential items – firewood, first aid supplies, and bottled water. This is consistent with the concept of a primitive campground. The ability to conduct broader retail sales can be granted with approval of a separate special use permit and full site development plan for a retail business use.

10. Camping duration. No customer or guest may camp in a primitive campground for more than 7 consecutive days or for more than 14 days in a 30 day period. All tents, vehicles, and other belongings shall be removed from the primitive campground by the customer or guest at the end of the occupancy period.

A maximum duration for a stay at a primitive campground is established to prevent customers from residing at these facilities.

11. Direct access to public road required. A primitive campground shall have direct access to a public road and shall use such direct access as the means of public ingress and egress. Use of a shared driveway or private access easement shall not constitute direct access to a public road and shall not be used for public ingress and egress.

This regulation ensures that public ingress/egress will not impact adjoining and nearby property owners who share a private access easement or driveway with the primitive campground owner. The campground owner can use a private access easement or shared driveway for their own ingress/egress but direct access to a public road must be provided for customers, guests, and visitors.

12. Parking requirements. Parking for a minimum of 2 spaces per 5 customers and/or guests shall be provided in conjunction with each campsite, in a separate delineated parking area, or a combination of both. Parking areas are not required to be hard-surfaced.

Parking requirements were also developed to be consistent with the primitive campground concept. Parking spaces can be provided at each campsite or a separate parking area. There is also no requirement for parking areas to be hard surfaced but in accordance with use regulation 7A, parking areas must be stabilized to prevent erosion.

13. Campground plan required. In lieu of a site development plan per Section 6.2.2, a campground plan prepared by a professional engineer or licensed surveyor shall be provided in conjunction with the special use permit application containing the following elements:

- **A boundary survey of the subject property including access easements, waterways, and any flood plain areas and floodways.**
- **A sketch plan showing the location and dimensions of required setback and buffer areas, access easements, existing and proposed structures including the owner's or resident manager's dwelling, campsites, restroom facilities, water**

supplies, parking areas, walking trails, and utility easements.

- *An emergency action plan which includes the following items:*
 - *Processes and procedures to monitor all campsites effectively during occupancy periods*
 - *Methods for the owner or operator and customers to contact law enforcement, fire, and emergency medical services*
 - *Fire prevention and onsite suppression methods*
 - *Flood response (if located adjacent to a stream or river) including evacuation plans for flash flooding events*
 - *Access for first responders including fire, emergency medical services, and law enforcement personnel*

Any other information deemed relevant by the zoning administrator

This use regulation describes the requirements for a “campground plan” which is required in lieu of a site development plan. The Committee and Staff believe that development of a primitive campground should be low impact and should not require submission of a site development plan and compliance with all site development plan regulations. It should be noted that if the owner or operator proposes to conduct land disturbance of 10,000 square feet or greater, an erosion and sediment control plan is required.

The campground plan contains three required components – (1) a boundary survey, (2) a sketch plan, and (3) an emergency action plan. A boundary survey is required to ensure accuracy of the proposed setback distances and to identify any flood plain areas and floodways that could pose a risk to campers. The sketch plan is intended to capture all of the required elements referenced in the use regulations. The emergency action plan demonstrates how the owner or operator will monitor all customers, guests, and visitors while they are on the property during camping activities as well as plans and precautions for addressing a variety of hazards. A copy of an approved campground plan will be provided to emergency services personnel and the public safety communications center for reference.

Campground plans are required to be prepared by a professional engineer or licensed surveyor.

14. Alternate siting plan. An alternate siting plan may be approved in conjunction with the special use permit which allows for reduced property line setback and buffer requirements based on existing site conditions. In addition to the applicable special use permit review factors, requests to reduce setback and/or buffer requirements shall be evaluated considering the following factors:

- *Whether existing mature trees and/or topography in the proposed area would provide more effective screening than in a compliant location.*
- *Whether the proposed area provides less of an impact on adjacent properties and residences than in a compliant location.*

- *For requests to reduce the maximum setback distance from the owner's or resident manager's dwelling, whether the proposed location otherwise fully complies with property line setback and buffer requirements.*

Unless the subject property is predominantly forested on all sides and the primitive campground is proposed in an area that is fully compliant with all setback requirements, alternate siting plans will likely be necessary in most cases. This would be especially true on open AOC lots and properties along the river.

The alternate siting plan requirements are intended to provide flexibility for both the County and the applicant to locate campsites and other amenities in the least impactful areas possible – even if it results in reduced setback requirements. Rather than have specific regulations for alternate siting, Staff's initial approach is a performance-based one in which proposed plans would be reviewed against three review factors similar to the review factors for special use permits generally:

- Whether existing mature trees and/or topography in the proposed area would provide more effective screening than in a compliant location.
- Whether the proposed area provides less of an impact on adjacent properties and residences than in a compliant location.
- For requests to reduce the maximum setback distance from the owner's or resident manager's dwelling, whether the proposed location otherwise fully complies with property line setback and buffer requirements. The applicant shall also demonstrate how campsites will be monitored effectively during occupancy periods.

The goal is to have the Commission and Board empowered to decide whether the alternate sites provide the best visual screening, noise abatement, environmental protection, and general insulation of the campground use from uses on adjacent properties. The alternate siting plan is not intended to be a tool for an applicant to claim a siting hardship or to locate campsites and amenities in their preferred locations or where they can maximize their profits. Hypothetically speaking, an alternate siting plan could be used to accomplish some of the following:

- Locate campsites on open properties in areas where mature tree coverage exists versus allowing planted buffers that take time to grow in.
- Locate campsites in areas closer to off-site amenities such as the Appalachian Trail, or closer to access roads to allow for better response from emergency services.
- Require supplementary planting in forested areas where there are mature trees that do not necessarily provide optimal screening.
- Avoid areas where camping activities could cause environmental impacts, such as on steep slopes.

- Take advantage of locating closer to adjacent properties that are already thickly forested, contain topography that is unlikely to allow for future development, or where the adjoining property owner is supportive of the proposed primitive campground.

15. Limitations on outdoor burning. In addition to compliance with all State and County regulations regarding outdoor burning, all open-air fires shall be confined to a fire ring constructed of stone, metal, masonry, or similar fire-resistant materials and not to exceed three (3) feet in width. Fire rings shall be covered with a metal screen or other compliant device in accordance with State law when the 4PM Burning Law is in effect. Unconfined bonfires shall be prohibited. A water source and/or other materials for fire extinguishment and suppression shall be provided within 100 feet of all open-air fires.

Committee members developed these strict regulations to guard against possible wildfires from unattended or uncontrolled campfires and bonfires. County Chief Wayne Whetsell has reviewed and provided input on this use regulation.

16. Solid waste disposal. Each campsite shall be provided with an enclosed trash receptacle and all solid waste shall be stored in an enclosed dumpster or similar container until properly disposed of off-site.

This use regulation was added to ensure that all garbage is stored in proper receptacles and does not end up on neighboring properties due to winds or animal activity.

17. Amplified sound. No amplified sound shall be audible at or beyond the property lines of the subject property.

This provision has been used recently in other zoning contexts and is applicable to primitive campgrounds. While it is not unreasonable to expect campers to use radios or Bluetooth speakers at their campsites, amplified music or other amplified sound should not be so loud as to be discernible on adjacent properties.

18. Motorized and electric vehicles and equipment. With the exception of customer and guest passenger vehicles, use of motorized or electric vehicles such as all-terrain vehicles (ATVs), dirt bikes, drones, and golf carts or motorized equipment such as chainsaws and generators by customers and guests is prohibited. Such vehicles and equipment may be used by the owner or operator of the primitive campground for facility maintenance.

This use regulation is also consistent with the intent to provide primitive camping opportunities with minimal amenities and impacts to surrounding properties. Passive walking trails for campers are consistent with a primitive camping experience but not trails for recreational use of ATVs, dirt bikes, golf carts, or drones. The reason for the prohibition on motorized equipment such as chainsaws and generators is twofold. First is the intent to avoid noise producing equipment in a natural setting such as use of a portable generator. Second is to prevent campers from using equipment such as chainsaws to cut firewood which could damage mature trees in

required buffer areas. There is no such prohibition to the owner or operator if they are using these vehicles and equipment for property maintenance.

19. Boat ramps and accesses. Construction or modification of any new or existing ramps, docks, stairs, or similar accesses into perennial streams and the Shenandoah River shall comply with the site and construction regulations found in Zoning Ordinance Section 4.2.3D (Permitted Uses and Structures in a Stream Buffer).

Use regulation 19 specifically applies to primitive campgrounds along the river or large perennial streams like Opequon Creek. The intent is to ensure that owners and operators are aware that if they want to add boat ramps or accesses, they must comply with site and construction requirements found in the stream buffer regulations.

20. Compliance with Virginia Department of Health (VDH) requirements. A campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the life of the primitive campground.

VDH requires a campground permit for all campgrounds with 3 or more campsites however the regulations are less stringent if the campground is designated as “primitive” under their definition – having an absence of toilets, showers and lavatories, and electrical connections, or any combination thereof. VDH regulations do not require such campgrounds to have toilets but they must have either privies or portable toilets. Potable water is also not required but the owner or operator must publicize that campers must bring in their own potable water. If the campground does offer potable water, bathrooms, and/or shower facilities, they must be installed in accordance with VDH requirements.

Impacts to the “Camping” temporary use

As noted at the beginning of this memo, the currently proposed “camping” temporary use would be changed to “temporary camping” to distinguish it from the permanent “primitive campground” use. The proposed definition for camping will also need to be modified as it currently states:

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 sentence is in direct conflict with the primitive campground use. Staff recommends deleting the sentence to remove the conflict. The following new sentence would be added to clarify that the only form of temporary camping for a fee or other compensation is the long-term lease of a lot:

Temporary camping may only be operated in exchange for a fee or other compensation in conjunction with the long-term lease of a lot described in use regulation 5 below.

The only other modifications to this section is to add the term “temporary camping” throughout.

Next Steps

As previously noted, the Board of Supervisors requested the Commission to forward recommendations on a text amendment modification to them for informal review prior to deciding whether to incorporate the modification into the pending text amendment language. Staff has included an item under Other Business on the April 5 Business Meeting agenda for the Commission to take formal action to send this proposed language to the Board for review. If the Board chooses to include the modified language, the Commission and Board will need to conduct new public hearings on the resultant text amendment.

Please let me know if you have questions or comments prior to the meeting.

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

Definition:

The use of land as the permanent location for primitive camping by a business, by a non-profit organization, or by a not-for-profit organization. Primitive camping is a recreational activity consisting of overnight stays by patrons using their own tents.

Use Regulations:

1. **Primitive camping limited to tents brought by customers and guests.** *Accommodations at a primitive campground are limited to tents owned by and brought to the site by customers and guests. Recreational vehicles such as travel trailers, fifth-wheel campers, motor homes, tent trailers, pop-up campers, and pickup campers are prohibited. Accommodations in any temporary or permanent structure provided by the owner of the primitive campground are also prohibited.*
2. **Onsite manager required.** *The owner or a designated manager shall reside onsite and be present at all times that customers, guests, and visitors are on the property.*
3. **Occupancy limitations.** *A primitive campground shall be limited to a maximum of ten (10) campsites and fifty (50) customers, guests, and visitors on the property at any one time. Only one primitive campground is allowed per lot.*
4. **Minimum lot size.** *The minimum lot size for a primitive campground is 40 acres.*
5. **Minimum setback requirements.**
 - *For structures, campsites, and parking areas:*
 - *From property lines -- 300 feet*
 - *From dwellings on adjacent lots in existence at the time of approval – 500 feet*
 - *From perennial streams and the Shenandoah River – 100 feet*
 - *Walking trails from property lines -- 100 feet*
 - *Setbacks may be reduced with an alternate siting plan approved in conjunction with the special use permit*
6. **Buffer requirements.** *A minimum 50 foot buffer containing mature trees shall exist and be maintained along all property lines. All buffer areas shall remain undisturbed and there shall be no removal of vegetation except for dead or diseased trees and plants and invasive species. In the absence of a compliant buffer, a planted buffer and/or greater setback distance may be substituted with an alternate siting plan approved in conjunction with the special use permit.*

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7. Campsites, parking areas, and walking trails.
 - A. *Campsites, parking areas, and walking trails shall be unimproved except for use of gravel, mulch, or similar material for soil stabilization purposes.*
 - B. *All campsites shall be clearly delineated in a fixed location, identified by a number or other designation, and shown in the sketch plan required by use regulation 13.*
 - C. *Campsites may be served with a water source and electricity. Accessories such as picnic tables and chairs may be provided.*
8. Location of campsites, parking areas, and accessory structures and uses. *All campsites, parking areas, and accessory structures and uses shall be located within 300 feet of the owner's or resident manager's dwelling unless an alternate siting plan is approved in conjunction with the special use permit.*
9. Limitations on retail activities. *Camp stores and onsite food sales shall be prohibited in conjunction with a primitive campground except for the limited sale of firewood, first aid supplies, and bottled water to customers unless other zoning approvals are obtained. Renting of camping and recreational equipment is also prohibited.*
10. Camping duration. *No customer or guest may camp in a primitive campground for more than 7 consecutive days or for more than 14 days in a 30 day period. All tents, vehicles, and other belongings shall be removed from the primitive campground by the customer or guest at the end of the occupancy period.*
11. Direct access to public road required. *A primitive campground shall have direct access to a public road and shall use such direct access as the means of public ingress and egress. Use of a shared driveway or private access easement shall not constitute direct access to a public road and shall not be used for public ingress and egress.*
12. Parking requirements. *Parking for a minimum of 2 spaces per 5 customers and/or guests shall be provided in conjunction with each campsite, in a separate delineated parking area, or a combination of both. Parking areas are not required to be hard-surfaced.*
13. Campground plan required. *In lieu of a site development plan per Section 6.2.2, a campground plan prepared by a professional engineer or licensed surveyor shall be provided in conjunction with the special use permit application containing the following elements:*
 - *A boundary survey of the subject property including access easements, waterways, and any flood plain areas and floodways.*

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- *A sketch plan showing the location and dimensions of required setback and buffer areas, access easements, existing and proposed structures including the owner's or resident manager's dwelling, campsites, restroom facilities, water supplies, parking areas, walking trails, and utility easements.*
 - *An emergency action plan which includes the following items:*
 - *Processes and procedures to monitor all campsites effectively during occupancy periods*
 - *Methods for the owner or operator and customers to contact law enforcement, fire, and emergency medical services*
 - *Fire prevention and onsite suppression methods*
 - *Flood response (if located adjacent to a stream or river) including evacuation plans for flash flooding events*
 - *Access for first responders including fire, emergency medical services, and law enforcement personnel*
 - *Any other information deemed relevant by the zoning administrator*
14. *Alternate siting plan. An alternate siting plan may be approved in conjunction with the special use permit which allows for reduced property line setback and buffer requirements based on existing site conditions. In addition to the applicable special use permit review factors, requests to reduce setback and/or buffer requirements shall be evaluated considering the following factors:*
- *Whether existing mature trees and/or topography in the proposed area would provide more effective screening than in a compliant location.*
 - *Whether the proposed area provides less of an impact on adjacent properties and residences than in a compliant location.*
 - *For requests to reduce the maximum setback distance from the owner's or resident manager's dwelling, whether the proposed location otherwise fully complies with property line setback and buffer requirements.*
15. *Limitations on outdoor burning. In addition to compliance with all State and County regulations regarding outdoor burning, all open-air fires shall be confined to a fire ring constructed of stone, metal, masonry, or similar fire-resistant materials and not to exceed three (3) feet in width. Fire rings shall be covered with a metal screen or other compliant device in accordance with State law when the 4PM Burning Law is in effect. Unconfined bonfires shall be prohibited. A water source and/or other materials for fire extinguishment and suppression shall be provided within 100 feet of all open-air fires.*
16. *Solid waste disposal. Each campsite shall be provided with an enclosed trash receptacle and all solid waste shall be stored in an enclosed dumpster or similar container until properly disposed of off-site.*
17. *Amplified sound. No amplified sound shall be audible at or beyond the property lines of the subject property.*

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18. *Motorized and electric vehicles and equipment.* *With the exception of customer and guest passenger vehicles, use of motorized or electric vehicles such as all-terrain vehicles (ATVs), dirt bikes, drones, and golf carts or motorized equipment such as chainsaws and generators by customers and guests is prohibited. Such vehicles and equipment may be used by the owner or operator of the primitive campground for facility maintenance.*

19. *Boat ramps and accesses.* *Construction or modification of any new or existing ramps, docks, stairs, or similar accesses into perennial streams and the Shenandoah River shall comply with the site and construction regulations found in Zoning Ordinance Section 4.2.3D (Permitted Uses and Structures in a Stream Buffer).*

20. *Compliance with Virginia Department of Health (VDH) requirements.* *A campground approval from the Virginia Department of Health shall be obtained, if required, and maintained in good standing throughout the life of the primitive campground.*

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

Definition:

A recreational activity conducted on a lot of record involving overnight accommodations on a temporary or periodic basis. Temporary camping may only be operated in exchange for a fee or other compensation in conjunction with the long-term lease of a lot described in use regulation 5 below. ~~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. *Temporary 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. *Temporary camping ~~No camping activity~~ shall not be publicized as being open to the public or as being the permanent campground for a non-profit or similar organization.*

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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 for temporary camping 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. *Temporary 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.

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

Definition:

Any area, place, or lot, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements, including any travel trailer camp, recreation camp, family campground, camping resort, or camping community. "Campground" does not mean a summer camp, migrant labor camp, or park for mobile homes as defined in Code of Virginia, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

Use Regulations:

1. ~~Additional terms.~~ For the purposes of this section, the term "camping unit" shall mean a tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, and any other vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. The term "campsite" shall mean any delineated area within a campground used or intended for occupation by the camping unit.

2. ~~Duration of accommodations.~~ A campground shall be for the temporary accommodation of a camping unit for not more than 15 days in any 30-day period.

Required Review Processes:

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

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

Definition:

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

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~~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**~~

Policy & Transportation Committee 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:

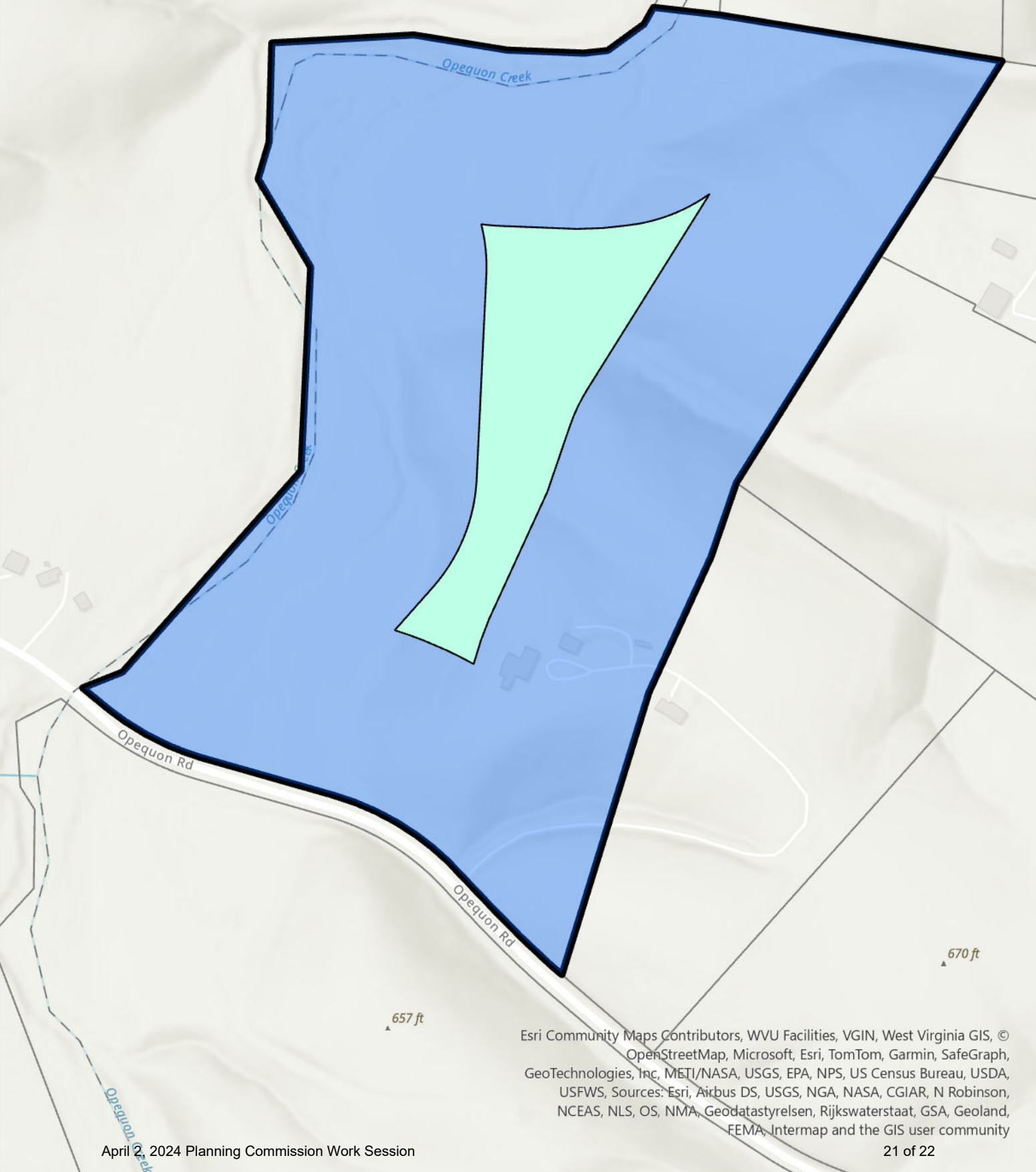
- Should the property owner or resident manager be required to remain onsite during all camping activities?
- Should direct access to a public road for public ingress/egress be required versus allowing access via a shared private access easement? Note Zoning Ordinance Section 6.3.1C-3 requires impacted 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?

500 ft setback
0.64 acre envelope
(28,018 sq. ft.)



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400 ft setback
5.42 acre envelope



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300 ft setback
13.37 acre envelope



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