



## **Clarke County Planning Commission**

**AGENDA – Policy & Transportation Committee Meeting**

**Friday, December 2, 2022 – 9:30AM or immediately following Planning Commission Business Meeting**

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

- 1. Approval of Agenda**
- 2. Approval of Minutes – October 26, 2022 Meeting**
- 3. Continued Discussion, Campground Regulations**
- 4. Transportation Update**
- 5. Other Business**
- 6. Adjourn**



# Clarke County Planning Commission

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

Wednesday, October 26, 2022 – 2:00PM

Berryville/Clarke County Government Center – Main Meeting Room

<b>ATTENDANCE:</b>			
Buster Dunning (White Post)	✓	Gwendolyn Malone (Berryville)	✓
Bob Glover (Millwood)	✓	George L. Ohrstrom, II (Ex Officio)	X
Scott Kreider (Buckmarsh)	✓		

**STAFF PRESENT:** Brandon Stidham (Director of Planning)

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

## 1. Approval of Agenda

Committee members approved the meeting agenda by consensus.

## 2. Approval of Minutes – May 19, 2022 Meeting

A motion to approve the May 19, 2022 meeting minutes as presented by Staff was approved unanimously.

<b>Motion to approve May 19, 2022 meeting minutes as presented by Staff:</b>			
Dunning	<b>AYE</b>	Kreider	<b>AYE (moved)</b>
Glover	<b>AYE (seconded)</b>	Malone	<b>AYE</b>

## 3. Discussion, Campground Regulations

Mr. Stidham reviewed the Staff memo for this policy discussion to evaluate the current campground regulations and determine whether they need to be updated.

Commissioner Kreider noted that the current regulations do not address sanitary facilities for campgrounds. Mr. Stidham agreed and noted that the Virginia Department of Health (VDH) requires permits for temporary and permanent campgrounds that regulate bathroom facilities and drinking water. He added that VDH staff recently informed him that any event held at the fairgrounds that has three or more campsites will require a temporary campground permit. Commissioner Glover asked if there are zoning regulations that dictate when portable toilets need to be removed from a property. Mr. Stidham replied that those regulations are included in the Zoning Ordinance requirements for development along the river.

Mr. Stidham reviewed the list of policy questions in the Staff memo beginning with what the scope of camping should be. Commissioner Glover stated that the seasonal rental of lots along the river has been taking place for many years. He said he does not see this practice conforming to the current regulations and also does not think that the lot owners would comply with any regulations we develop. Mr. Stidham asked Commissioner Glover if he knew of any river lots with more than two campsites or that appear to have more than two campers at a time.

Commissioners Glover and Kreider replied yes and Commissioner Dunning said it is his understanding that people do what they want to do with their river lots. Commissioner Glover said that owners of lots with significant frontage will often delineate separate lots for rental either with ropes or markers. He gave one example of a lot owner with 40 delineated lots that are rented throughout the year and there will usually be more than two campers or tents at any given time there. Mr. Stidham asked if the delineated lots are on a single lot of record or multiple lots. Commissioner Glover replied that it is all on one lot of record.

Commissioner Dunning asked if the focus of the camping issues is only on properties along the river or whether there are camping problems elsewhere in the county. Mr. Stidham said that there are no specific examples that come to mind but he gave the example of a property owner hosting frequent private camping parties in which 12-15 RVs come to the property each weekend. He said if this occurs on a private road and neighbors complained, technically this volume of camping would constitute a campground.

Mr. Stidham stated that a policy decision to make is whether we want to regulate private camping activities or whether we want to treat them as private parties/activities and not regulate them at all. He reiterated that the current regulations leave it open to interpretation as to whether private camping of three or more campsites constitutes a campground, adding that the previous example of 12-15 RVs at a private weekend camping event would be considered a campground. Commissioner Dunning noted that this example would likely be a problem but we should not create regulations if this type of activity is not currently taking place in the county. Commissioner Kreider agreed unless money was exchanging hands for the camping activity. Commissioner Glover said that the renting of river lots would fall into this category and Commissioner Dunning agreed that this activity should be regulated. Mr. Stidham noted that a good thing about the current regulations is that we do not need to prove that money is exchanging hands in order for the activity to be considered a campground, adding that this is often difficult to prove. He noted that it would be very difficult to prove that the river lots are being leased unless a tenant provided the evidence.

Mr. Stidham moved on to the next policy question about what constitutes a campsite. Commissioner Dunning asked if there is a minimum lot size for a campsite and Mr. Stidham replied that the definition only refers to a delineated area. Mr. Stidham added that any complaints that we receive about camping activities would likely be based on the volume of people camping and not necessarily on a delineated area. He added that we may not need to regulate based on the number of campsites, although that would be more relevant if we expanded the use regulations for commercial campgrounds.

Commissioner Glover suggested focusing on what the overall goal of the regulations should be for the county. He said that he did not know about the volume of zoning complaints for camping on river lots but that residents know to call the police if noise from the camping activities becomes excessive. He noted that his biggest concerns along the river are portable toilets being carried away in floods and unauthorized disturbance of the river banks. He added that the actual camping activities are not a problem. Mr. Stidham said that this is an important point because all of Commissioner Glover's concerns are currently regulated by other parts of the Zoning Ordinance. He added that river camping is not seen as a problem because it is part of the

character of the river, and Commissioner Kreider added that river camping has been going on for a long time. Mr. Stidham said that these camping activities would likely be a problem everywhere else in the county, in particular if conducted on vacant lots served by private roads.

Mr. Stidham asked the members if they wanted to continue not regulating private camping as a use. Commissioner Dunning said if you have a delineated area on your property for regular camping, you can almost assume that it is being used as for-profit camping. Commissioner Kreider said that there are clearly delineated camping lots along River Road. Mr. Stidham asked if someone came in today to rent out 40 lots along the river for camping, would we want to regulate that activity. Commissioner Kreider said that should be treated as a commercial campground and the other Committee members agreed. Commissioner Dunning suggested creating regulations based on the number of delineated camping areas on a lot. Mr. Stidham asked the members what they thought about allowing a maximum of two delineated areas for camping per lot of record. Commissioner Dunning replied that he thought this was fair. Commissioner Kreider suggested using a per acre basis for the regulations. Commissioner Glover suggested using a per night metric. Mr. Stidham replied that when considering new regulations you also have to consider their enforceability and it would be very difficult for Planning Staff to prove how many nights a camping activity took place. Commissioner Dunning said that this is especially true on weekends. Mr. Stidham noted that the property owner with 40 lots is probably in violation of the current regulations. He asked Commissioner Glover if there are a significant number of lots along the river that are taped off or otherwise delineated and Commissioner Glover replied yes.

Mr. Stidham asked the members if it would be possible to approve a new commercial campground in a compatible location anywhere in the county, or is commercial campgrounds a use that we should consider prohibiting. Commissioner Dunning asked if it would be fair to require someone to go through the application process while all the illegal camping activities are still occurring. Mr. Stidham clarified that this would be for an actual commercial campground with delineated lots and amenities operated as a full-time business. Commissioner Glover said that the impacts of a full-time business would be greater than the current weekend operations. Commissioner Kreider asked who would complain if the use were removed. Mr. Stidham replied that none of the existing campgrounds should complain. He added that this is similar to the commercial kennel use that was removed from the Zoning Ordinance several years ago as it was determined that the use was no longer compatible in any location in the county. He noted that if you cannot constrain a use to a compatible level with any use regulations, then it might be better to remove the use. Commissioner Glover said a big concern with commercial campgrounds is onsite sewage disposal and this becomes an issue when the business is being run full-time. Mr. Stidham said that you can come up with several reasons why a commercial campground could not be approved along the river but said it becomes more difficult if, for example, a KOA Campground was proposed to be located in the AOC District away from the river. Commissioner Glover said that onsite sewage disposal remains an issue. Mr. Stidham suggested the members contemplate whether a campground application in which onsite sewage disposal and all other technical requirements could be worked out would be compatible in any county location.

Commissioners pondered whether there is an interest in developing new commercial campgrounds and Mr. Stidham noted that two campgrounds were recently considered in Loudoun along Blue Ridge Mountain Road. Commissioner Dunning asked where people are currently camping in that area. Commissioner Glover noted Bear's Den lodge and various cabins and shelters along the Appalachian Trail. Mr. Stidham said there may be interest in high end camping or "glamping" and Commissioner Dunning noted that this could draw interest from people wanting to host weddings and events. Commissioner Kreider said we should consider prohibiting commercial campgrounds like we did with commercial kennels. He added that these uses have numerous impacts on surrounding properties including noise and light. Mr. Stidham said that if we want to continue allowing commercial campgrounds, we would need to develop a more robust set of use regulations than what we currently have. Members briefly discussed Watermelon Park's recent focus on RV camping and exclusion of tent camping. Mr. Stidham replied that this could be a sign that there is a demand for RV camping. Commissioner Kreider noted that there has not been serious interest in some time for a new campground. Commissioner Dunning asked what would happen to the existing campgrounds if the use was prohibited. Mr. Stidham replied that they would become nonconforming uses.

Mr. Stidham said that if you prohibit commercial camping, the next level is the leased lot camping. He added that we could create a new set of regulations for this form of camping. Commissioner asked for confirmation that there is currently no minimum lot size requirement for leased lot camping and Mr. Stidham replied that this is correct. Mr. Stidham added that most of the lots being leased along the river are very small, ½ acre to one acre. Commissioner Dunning noted that this is similar to the issues we discussed with the short-term residential rental regulations. Mr. Stidham said that you could create a limit on the number of RVs and tents on a leased lot. Commissioner Dunning replied that this would be difficult to enforce and potentially ignored by lot owners. Mr. Stidham said that this metric could be the easiest to prove – if you had a limit of 5 RVs/tents per lot, the complainant would only need to provide a photo of more than 5 RVs/tents to prove a violation. Commissioner Dunning suggested limiting to one RV per lot. Mr. Stidham asked members if we want to regulate leasing and Commissioner Glover noted that it is not being regulated now. Mr. Stidham said that you could stick with the three or more campsites rule and apply it to leased lot camping. Commissioner Glover suggested requiring three delineated campsites to be adjacent to one another for enforcement purposes in particular on lots with a large amount of river frontage. Mr. Stidham added that a property owner could get around the requirement by stating that the camping areas will not be delineated on the lot. Commissioner Dunning said that it would be harder to manage multiple leased lots if they are not delineated. Commissioner Glover also noted that lot lease fees are typically minimal, around a couple hundred dollars per season.

Mr. Stidham suggested creating special camping regulations for lots with river frontage to allow camping without limitation so long as no improvements are made to the lot. Members liked this idea. Mr. Stidham added that "unauthorized" improvements would be allowed so if someone wanted to install a boat ramp, they would have to follow the Zoning Ordinance requirements to construct it. Commissioner Dunning asked about whether we can prohibit tree cutting as lot owners often cut down the trees for firewood. Mr. Stidham noted that the area along the river is a buffer area. Commissioner Glover said he is mostly concerned with the trash that is left behind by campers.

Mr. Stidham noted that we currently do not allow permanent structures such as cabins to be used in a campground. He added that use of dwellings would potentially fall under the short-term residential rental regulations as opposed to the campground regulations. He also noted that yurts can be constructed as tents or as dwellings if they meet building code requirements.

Mr. Stidham asked what the members want to do with private camping. Commissioner Kreider said that it should only be regulated if the camping is being advertised to the public and members agreed.

Regarding temporary event camping, Mr. Stidham suggested that we require a zoning permit and proof that the applicant has obtained a temporary campground permit from VDH. Going back to river camping, Commissioner Dunning asked if any of the roads along the river are scenic byways and whether we could regulate camping using this distinction. Mr. Stidham said that the county has numerous designated scenic byways and any rules created would have to be applied on all properties fronting a scenic byway. He also noted that enforcement would continue to be an issue. Commissioner Kreider asked who enforces the scenic byway requirements. Mr. Stidham replied that it is largely an honorary designation by the state but that we use the designation in some of our zoning regulations. Commissioner Dunning asked if there are required buffers at the existing campgrounds. Mr. Stidham replied no because they were constructed well before our current buffering requirements.

Mr. Stidham asked if the members thought we needed additional regulations for event camping. Commissioner Kreider asked whether you would want to allow 300 people to camp on a 20 acre lot that is hosting an event. Mr. Stidham noted that the new Special Events ordinance increased the minimum lot sizes for events with the largest events requiring at least a 50 acre lot. Commissioner Glover asked about any recent concerns with event camping and Mr. Stidham replied that it has not been a problem in the past. He noted that the recent application to move the Watermelon Park bluegrass festival to a new location on Tilthammer Mill Road caused the Special Events ordinance to be scrutinized in general including camping. He also noted that all the aspects of event camping should be covered by the VDH temporary campground permit. He added that other types of event camping include overnight camping by vendors at agritourism activity events and by participants at horse shows. Commissioner Dunning said that he thinks horse show camping is becoming less popular.

To summarize the discussion, Mr. Stidham said that he will create a draft text amendment that would prohibit commercial campgrounds, create new rules for leased lot camping starting with a two campsite limitation, no regulations for private camping, and require a zoning permit and proof of VDH temporary campground permit issuance for event camping. Members agreed with this approach. Commissioner Glover asked whether the process is for the committee to agree on text amendment language at the next meeting, then forwarding that language to the full Commission for review and public hearing, and finally to the Board of Supervisors for adoption. Mr. Stidham replied yes.

Mr. Stidham suggested the next meeting date for Friday, December 2 after the Commission's Business Meeting. Members agreed but Commissioner Dunning noted that he may not be available to attend.

#### 4. Transportation Update

Mr. Stidham provided the following transportation updates:

- The Virginia Department of Transportation (VDOT) has been working through a stakeholder workgroup to develop a proposed design for the pedestrian bridge over Route 7 west of Route 601. A rendering is expected to be completed soon along with a cost estimate.

Commissioner Dunning asked if a tunnel was considered as an option. Mr. Stidham replied that a tunnel actually was considered but eliminated early on by VDOT. Commissioner Dunning said that he is concerned with the appearance of the bridge. Mr. Stidham replied that the greatest visual impacts will be the structure to support the bridge and the pedestrian safety cages installed on top of the bridge. He added that he is pessimistic as to whether this will become an actual project but that the benefit will likely be interim safety improvements to be installed in the near term. Commissioner Kreider noted the volume of traffic continuing to turn onto Route 601 from Route 7 westbound. Mr. Stidham asked if traffic is still stacking up despite the improvements and Commissioners Kreider and Glover said yes.

- Staff filed the Smart Scale application with VDOT to fund improvements at Route 7 and Route 601 including \$500,000 provided by Loudoun County. He said that scoring results should be released in January.

Commissioner Glover said he thought this project was off the table. Mr. Stidham replied that it was rescoped to facilitate rather than require U-turns.

Commissioner Glover noted recent concerns about traffic in Millwood. Mr. Stidham replied that he thinks VDOT may recommend installing no parking signs in areas along the roads where people are currently parking regularly.

#### 5. Other Business

Mr. Stidham provided a brief update on the sewer issues at Locke's Store. He also noted that the hard copies of the Comprehensive Plan will be distributed with the November meeting packets.

**ADJOURN:** Meeting was adjourned by consensus at 3:17PM.

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Brandon Stidham, Clerk



## Clarke County Planning Department

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**TO: Policy & Transportation Committee**

**FROM: Brandon Stidham, Planning Director**

**RE: Campground Regulations Discussion**

**DATE: November 21, 2022**

Included for your review at the end of this memo is an initial draft text amendment to update the Zoning Ordinance's campground regulations. The proposed changes, summarized below, reflect the Committee's discussion at the October 26 meeting. Following this summary, there are also two additional policy questions that Staff would like to discuss with the Committee.

### Initial Draft of Text Amendment -- Summary

- The term "campground" is defined to mean four different forms of camping, each with their own definition:
  - Commercial campground -- A business at which camping is offered to the public in exchange for a charge.
  - Leased lot campground -- A campground at which camping is offered through long-term lease by the property owner to a lessee and/or their guests for a charge. For the purposes of this definition, the duration of a long-term lease shall be for a minimum of 30 days or longer.
  - Private campground -- A campground, not open to the public, at which camping is conducted by the property owner(s) and/or their guests.
  - Temporary event campground -- Camping allowed 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.
- The "campsite" concept (3 or more campsites constitute a campground) no longer applies to campgrounds generally but only to leased lot campgrounds.
- The distinction between the types of campgrounds is based on whether money is exchanging hands for the activity. Currently there is no distinction as to whether the



property owner is operating the campground as a business or otherwise receiving compensation from the camping guests.

- Per the Committee’s direction, commercial campgrounds would become a prohibited use in all zoning districts. This would also include any for-profit camping activities conducted accessory to an approved use. As we discussed at the October 26 meeting, all existing commercial campgrounds operating with County zoning approval would become nonconforming uses subject to the limitations in Zoning Ordinance Section 9.3 (Nonconforming Uses).
- “Leased lot campground” contains use regulations to limit the intensity of the camping activity:
  - A leased lot campground would be limited to two campsites per lot of record. The definition of “campsite” for the purposes of this use is “an area designated for camping by a specified lessee.” This approach replaces the current “delineated area” terminology to avoid the argument that a property owner does not have formally marked areas for campsites.
  - Each campsite would be limited to a maximum of one recreational vehicle which includes travel trailers, fifth-wheel campers, motor homes, and pickup campers. As a matter of practice, a leased lot campground with two lessees camping at the same time would have no more than two recreational vehicles on the lot at a time. This would simplify enforcement.
  - There is no proposed restriction on the number of camping tents per lot of record.
  - Leased lot campgrounds are for primitive camping only and are not allowed to have unauthorized structures or improvements. The owner of a leased lot campground would be allowed to have (with applicable permit approval):
    - An improved property entrance per VDOT requirements
    - A portable toilet consistent with VDH and Zoning Ordinance requirements
    - An outbuilding if approved with zoning and/or building permits and located outside of the Flood Plain Overlay District
    - Campfire rings, picnic tables, chairs, and similar items
    - Boat ramps or river accesses in accordance with Zoning Ordinance requirements
    - Any other improvements obtained through applicable permitting processes
  - Leased lot campgrounds are for seasonal lessees with leases of 30 days or longer. If a property owner is leasing their lot for shorter periods, this would constitute a prohibited commercial campground.
  - No review or permit process is proposed for leased lot campgrounds but compliance with the use regulations is required.

- Private campgrounds are added to clarify that the Zoning Ordinance does not regulate camping by a property owner, their family members, and their guests on their own property. Private campgrounds are not allowed to be advertised as being open to the public and such advertisements could be used as evidence of a commercial campground or unpermitted special event activity. A use regulation is also included to require a VDH temporary campground permit to be obtained and maintained in good standing. Per discussions with VDH staff, it was unclear whether a large private camping event would require a VDH temporary campground permit.
- Temporary event campgrounds are added to address accessory camping in conjunction with a Chapter 57 special event, an agritourism activity event, or other permitted event. A zoning permit is required (unless approved in conjunction with an agritourism activity event permit) and includes the requirement that a VDH temporary campground permit be obtained and maintained in good standing for the duration of the event.

### **Additional Policy Questions**

#### “Public/non-profit campgrounds”

The first question was identified by Staff in developing the text amendment and deals with campgrounds operated either for the public, a specific group, or specific organizations as a non-profit or gratuitous venture. While there are no known examples of such campgrounds in the county, examples would include church camps, non-profit membership campgrounds such as the Izaak Walton League campground in Frederick County, or campsites offered free of charge by private property owners for hikers along the Appalachian Trail.

The proposed text amendment does not directly address these types of campgrounds however most would likely fall under “private camping” as none are being operated as a business or a leased lot situation. Offering free camping to the general public, such as in the Appalachian Trail example, does not appear to fit any of these categories. As a matter of interpretation, it would be a prohibited use since it is not a specifically enumerated use. To avoid confusion and potential challenges, it may be prudent to address it specifically in the text amendment.

Should the Committee want to prohibit all public/non-profit campgrounds, one approach could be to expand the definition of “commercial campgrounds” and change the terminology to incorporate public/non-profit campgrounds into the prohibition. This could read as follows:

Public, for-profit, or non-profit campground --  
A campground at which camping is:

1. *Operated as a business which offers camping to the public in exchange for a charge and not as a leased lot campground; or*
2. *Operated by a non-profit or similar organization which offers camping in exchange for a charge, membership, donation, or other compensation or gratuitously for the benefit of an organization’s or club’s membership, church congregation or similar organized body; or*

3. *Operated by a property owner gratuitously to the general public.*

Should the Committee wish to allow one or more types of these campgrounds, Staff recommends developing new use regulations to manage these camping activities.

“Summer camps”

The second question is whether the proposed text amendment should be extended to address the use “summer camp.” Summer camps are allowed by special use permit and site development plan approval in the AOC and FOC Districts and are defined as follows:

*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 include a minimum lot size of three acres and a requirement that the use comply with all VDH regulations. As with the current definition of “campground,” the definition of “summer camp” was adapted from the VDH definition for the use.

There is currently one active summer camp in the county – the Northern Virginia Lions Youth Camp located on Lions Lane off Howellsville Road. Since the Committee recommends prohibiting commercial campgrounds, it is important for the Committee also to determine whether a new summer camp could be developed compatibly in any location within the county as they can be similar to commercial campgrounds. The existing Lions Youth Camp consists of several cabins, an assembly building, and a bathhouse. There are no use regulations for summer camps to regulate the construction of buildings and amenities. If the Commission is interested in retaining this use, Staff recommends developing new use regulations to better manage the development scope of future summer camps. Should the summer camp use be eliminated from the Zoning Ordinance, the Lions Youth Camp would become a nonconforming use subject to the limitations of Section 9.3 (Nonconforming Uses).

Staff can answer any questions about the draft text amendment and is looking for direction from the Committee on potential changes or advancement of the text amendment to the full Commission. Please let me know if you have questions or concerns in advance of the meeting.

**PROPOSED CHANGES TO CAMPGROUND USE AND REGULATIONS  
(INITIAL DRAFT – COMMITTEE REVIEW 12/2/2022)**

**Definitions:**

***Campground*** -- A lot or lots under common ownership used, in whole or in part, to accommodate camping on a temporary, periodic, or regular basis using recreational vehicles, temporary structures such as tents or yurts, or similar forms of temporary shelter not permitted for permanent residential use. A campground includes a commercial campground, leased lot campground, private camping, and temporary event camping as described below.

~~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.~~

***Commercial campground*** -- A business at which camping is offered to the public in exchange for a charge.

***Leased lot campground*** -- A campground at which camping is offered through long-term lease by the property owner to a lessee and/or their guests for a charge. For the purposes of this definition, the duration of a long-term lease shall be for a minimum of 30 days or longer.

***Private campground*** -- A campground, not open to the public, at which camping is conducted by the property owner(s) and/or their guests.

***Temporary event campground*** -- Camping allowed 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.

**Use Regulations:**

1. ***Commercial campgrounds are a prohibited use in all zoning districts.***
2. ***The following use regulations shall apply to leased lot campgrounds:***
  - A. ***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.*

*B. For the purposes of leased lot campgrounds, a campsite is an area designated for camping by a specified lessee.*

*C. Leased lot campgrounds shall be used for primitive camping and shall contain no unauthorized structures or improvements.*

*D. There is no required review process for a leased lot campground.*

*3. The following use regulations shall apply to private campgrounds:*

*A. 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.*

*B. No private campground shall be advertised as being open to the public.*

*C. With the exception of subsection 3A, there is no required review process for a private campground.*

*4. The following use regulations shall apply to a temporary event campground:*

*A. A temporary event campground shall require approval of a zoning permit unless approved in conjunction with an agritourism activity zoning permit.*

*B. Temporary event campground 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.*

*C. A plan for a temporary event campground shall be included in a plan submitted with an agritourism activity zoning permit application or special event permit application if applicable.*

*D. 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.*