
Sec. 6.7 Campgrounds.

Definitions.

Campground. Two or more temporary or permanent buildings, tents, or other structures established or maintained as a temporary living quarter, operated for recreation, religious, education, or vacation purposes.

Sec. 6.7.1 Purpose and Intent.

- (a) The purpose of this section is to provide for the proper and orderly development of campgrounds in Jackson County. All campgrounds, regardless of whether the campsites are offered for sale, developed as rental sites, or let on assignment, are subject to the regulation contained herein unless separate standards are specified. The purpose of these regulations are to ensure that campgrounds and campground related facilities are developed in a safe and orderly fashion which minimizes the impact on surrounding properties

Sec. 6.7.2 Jurisdiction and Applicability.

- (a) The provisions of this section shall apply to all areas of Jackson County, North Carolina outside the planning jurisdiction of any incorporated municipalities.
- (b) This Ordinance shall apply to any property upon which two or more campsites are placed after the effective date of this section regardless of the number of campsites located thereon.

Sec. 6.7.3 Exceptions.

- (a) *Exceptions to Applicability.*
- i. Any campground existing at the time of the adoption of this Ordinance may become subject to the provisions of this Ordinance if expanded. For the purpose of this section, a campground is "expanded" only when the total number of campsites in the campground increases.
 - ii. An expanded campground may be allowed to come into compliance with this ordinance on a site by site basis.
 - iii. For the purpose of this section a campground is 'expanded' whether by the same or different owner where the new campground is owned by a person or entity who is related to or has any interest, whether actual, apparent, implied or constructive, in the old campground.

Sec. 6.7.4 Campground Design Standards.

- (a) *General Provisions.*
- i. Site Plan requirements for subdivisions as stated in Article 3.1 apply to all campgrounds.
 - ii. All proposed campgrounds shall be a minimum of 2 acres in size.
 - iii. All campgrounds shall post a permanent and clearly viable identification sign at each entrance. Signs shall be constructed of materials that will not rapidly deteriorate, fade, fall apart or in any way become a hazard to the public health, safety and general welfare. The owner/operator of a campground that rents or sells campsites is responsible for the maintenance of the campground and the enforcement of all restrictions, setbacks and parking requirements.
- (b) *Campground Levels.* For the purpose of this Ordinance, two campground levels have been established as noted in Table 6.4:

Table 6.4 Campground Levels

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| Level I | Campgrounds with at least two campsites but less than 15 |
| Level II | Campgrounds with 15 or more campsites |

(c) *Level I Campgrounds.* Level I campgrounds shall comply with the following design standards:

i. *Roads and drainage.*

- a. All Level 1 Campgrounds roads and drainage shall comply with the standards for the minor residential subdivision road type found in UDO Section 4.3.5.

ii. *Utilities.*

- a. Each campground shall have access to a source of potable water approved by the applicable health authority and building codes.
- b. Each dependent RV site shall have access to electrical power. Configuration of power supply needed shall be the decision of the campground owner. However, a recommended one in ten RV sites should have access to 50-amp service. All electrical outlets shall be located in a properly constructed utility island.
- c. All campgrounds for the accommodation of dependent RVs and tents shall provide sanitary facilities connected to a sewerage system. Whenever possible, these facilities shall be connected to a public sewerage system.
- d. Toilets, lavatories, and bathing facilities shall be as provided under North Carolina State Building Code.
- e. Toilet facilities shall be plainly marked, lighted at night, and shall be located no farther than 200 feet from any camp pad.
- f. Toilet facilities may be located in a central building or in two or more buildings according to the size of the campground and location of the campsites in relation to the facilities.
- g. An adequate and safe sewage disposal facility shall be provided in accordance with the standards of the Department of the Environment Quality and/or Jackson County Health Department.

iii. *RV Sites and Campsites.*

- a. Each RV pad or campsite shall have an identification number at least six inches high and placed in a conspicuous location that is clearly visible from the access road.
- b. To prevent intensive site use, and to maintain an aesthetic camping atmosphere, density shall not exceed 15 sites per acre
- c. Campsite setbacks:
- i. RV site and campsite setback from boundary lines shall be 15 feet.
- ii. RV site and campsite spacing. RV parking sites shall be at least 20 feet apart (this 20-foot area will include any yard, cooking areas, dining areas, and utility island for next RV site), edge-to-edge, and the center of all camping units should be at least ten feet from the edge of the campground road.
- d. Other permanent structures:
- i. Permanent structures such as a gatehouse, office, laundry area, video/amusement area, common area shelters, or picnic table shelters for campsites are permitted to be on-site and required to adhere to applicable ordinances.
- ii. If a permanent structure is within the 100-year flood plain, the elevation of the first habitable floor shall be above the base floor elevation in accordance with the Flood Damage Prevention, Section 5.6.

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- e. Campfires shall be contained and controlled. Stoves or grills are recommended for all campsites. Fire rings shall be required at those locations where fires are permitted. Facilities provided for above activities shall either be provided for at campsites, or restricted to designated locations. No fire shall be allowed within ten feet of a bottled gas container or other combustible source of fuel, and no open fire shall be left unattended. No fires outside of structures intended for the containment and control of fires shall be permitted.
 - f. Refuse disposal. All campgrounds shall provide fly-proof, watertight, containers for the disposal of refuse. These containers shall also be constructed and located such that they are not subject to rodent infestation or dog and bear invasion. Containers shall be provided in sufficient number and capacity to properly store all refuse. Refuse for camping areas shall be collected at least once a day.
- iv. *Storage of RVs.*
- a. Storage of all types of recreational vehicles within campgrounds shall be limited to no more than one stored RV per ten RV sites. Such storage area shall be buffered and screened, preferably by vegetation, from the campground or outside areas.
- v. *Parking*
- a. All campsites shall be limited to a total of one non-RV parking space. An additional area for parking of such vehicles shall be provided equal to one parking place for every ten campsites.
 - b. All parking lots must be compliant with the parking standards found in UDO Section 9.4.6
 - c. At no time shall parking be permitted on access roads to the campground.
- (e) *Level II Campground.* Level II Campgrounds shall comply with the requirements for Class II Campgrounds plus the following design standards:
- 1. *Roads and drainage.*
 - a. All Level II Campgrounds roads and drainage shall comply with the standards for the major residential subdivision road type found in UDO Section 4.3.5.
 - 2. *Facilities*
 - a. All level II campgrounds are required to provide bathhouses and laundry facilities.