

CHAPTER 160: TRAVEL TRAILER PARKS AND CAMPGROUNDS

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§ 160.01 PERMITS.

It shall be unlawful for any person, firm or entity to develop, construct, alter or extend any travel trailer or campground within the unincorporated area of the County of Dare unless a valid permit issued by Dare County.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.02 APPLICABILITY.

This chapter shall apply to all areas of unincorporated Dare County in those zoning districts where travel trailer parks and campgrounds are authorized according to the Dare County Zoning Ordinance. The terms campground and travel trailer park are used interchangeably in this chapter and the Dare County Zoning Ordinance.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.03 USE OF MAJOR RECREATIONAL EQUIPMENT.

Major recreational equipment parked or stored on residential property or in any location other than an approved travel trailer park or campground shall not be used for living, sleeping, or housekeeping purposes. This does not preclude the parking or storage of such equipment on one's own property while not in use. **MAJOR RECREATIONAL EQUIPMENT** is defined as including boats and boat trailers, pickup campers or coaches designed to be mounted on motor vehicles, motorized dwellings, tent trailers, travel trailers and recreational vehicles (RVs).

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.04 DEFINITIONS.

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALTERNATIVE CAMPING UNIT. A camping unit constructed of canvas or other similar materials to be located in a park. Such units shall be constructed for compliance with any applicable sections of the North Carolina Building Code and the Dare County Flood Damage Prevention Ordinance.

ALTERNATIVE CAMPING UNITS may or may not include restroom and kitchen facilities. Such units shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters. The term **ALTERNATIVE CAMPING UNIT** includes terms such as yurts, eco-tents or other similar names.

CAMPING CABIN. A structure constructed according to the North Carolina Residential Code that is intended to be located in a park. Such cabins shall be compliant with the Dare County Flood Damage Prevention Ordinance. **CAMPING CABINS** may or may not include restroom and/or kitchen facilities. Such units shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters.

CAMPING SPACE. A designated space designed for the parking of a travel trailer or for the location of a camper cabin, alternative camping unit or a camping tent.

CAMPING TENT. A temporary shelter constructed of canvas, fabric, plastic, or other similar materials supported and sustained by a pole(s) and/or guy lines. **CAMPING TENTS** shall be used for

temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters and/or occupied by the same person or person for more than 30 consecutive days.

ENCLOSED AREA. An area that is fully contained or surrounded by rigid or solid walls that are connected to and covered by a roof.

ENTRANCE LANDING. Structure including stairs or stairway used for the purpose of access to a travel trailer. Such landings shall not be constructed with walls and/or a roof or enclosed in any fashion other than handrails, lattice work, and/or pickets around the landing area. **ENTRANCE LANDINGS** shall not exceed 100 square feet in area and shall not be permanently attached to the travel trailer.

PERMANENTLY ATTACHED ADDITIONS. Structural improvements that are bolted, strapped, or otherwise directly connected to a travel trailer. The Dare County Building Inspectors shall be responsible for making determinations on what constitutes a **PERMANENTLY ATTACHED ADDITION**.

TRAVEL TRAILER. A self-propelled vehicle or structure, or a structure which is or may be situated upon or hauled by the body of a self-propelled vehicle, which contains sleeping or kitchen quarters or both sleeping and kitchen quarters. The definition shall include the terms camper, camping vehicle, and recreational vehicle.

TRAVEL TRAILER PARK or CAMPGROUND. A parcel (or contiguous parcels) of land which has been so designated, improved, and/or used so that it contains 2 or more sites or spaces available to the general public for rent and the placement thereon of travel trailers, camping cabins, alternative camping units or camping tents for occupancy. For the purposes of this chapter, a **TRAVEL TRAILER PARK** and **CAMPGROUND** shall be hereinafter referred to as a **PARK**. **PARKS** may be comprised of a mix of travel trailers, camping cabins, alternative camping units and camping tents.

UNENCLOSED AREA. An area that is not contained or surrounded by rigid or solid walls. **UNENCLOSED AREAS** may be covered by a roof and may have partial walls constructed of pickets, lattice work, boards or other similar materials. Insect screening may be used in conjunction with partial walls in **UNENCLOSED AREAS**. Windows or glass coverings shall not be allowed in **UNENCLOSED AREAS**.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 5-12-2012; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

PROCEDURES FOR APPROVAL

§ 160.15 PRELIMINARY APPROVAL.

(A) Any proposed park shall be subject to review by the Planning Board unless the Dare County Zoning Ordinance specifies the park shall be subject to special use permit review. If so, the procedures for review as a special use permit shall be followed with submittal of the preliminary site plan for review by the Planning Board and approval of the preliminary site plan by the Board of Commissioners.

(B) *Submission and contents.* The applicant shall submit to the Planning Board, at least 15 days prior to a regularly scheduled meeting of the Planning Board, 10 print copies and 1 digital copy of a site plan of the proposed park prepared by a professional engineer or land surveyor currently licensed or registered by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors containing the following information:

(1) A vicinity map of the proposed park showing its location in relation to neighboring tracts, subdivisions, roads, and waterways;

(2) The boundaries of the entire tract and the portion of the tract to be developed;

- (3) The total acreage to be developed;
- (4) The existing and proposed uses of the land within the park and the existing uses of adjoining lands including names of owners of adjoining lands;
- (5) The proposed street layout with pavement and right-of-way width, site layout and size of sites;
- (6) The name, address, and telephone number of the owner and, if applicable, a written and acknowledged statement of the owner designating the applicant or other person to act as his or her agent for the submission of plats;
- (7) The name of the proposed park;
- (8) Streets and lots of adjacent developed or platted properties;
- (9) Title block containing:
 - (a) Property designation;
 - (b) Name of owners;
 - (c) Location (including township, county and state);
 - (d) Date or dates survey was conducted and plat prepared;
 - (e) A scale of drawing in feet per inch listed in words or figures;
 - (f) Name, address, registration number and seal of the land surveyor and/or professional engineer;
- (10) Corporate limits, township boundaries, county lines if on the tract;
- (11) The names, titles, firm association, addresses and telephone numbers of all owners, developers, mortgagees, planners, architects, landscape architects, and engineers responsible for the park;
- (12) North arrow and orientation;
- (13) Boundary lines of the tract, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands;
- (14) Minimum building setback lines, front, side and rear as applied to the entire parcel;
- (15) The zoning classifications of the tract and adjoining properties;
- (16) Existing buildings or other structures, water courses, bridges, culverts, storm drains, both on the proposed park and adjoining lands;
- (17) Proposed camping spaces and dimensions numbered consecutively throughout the park;
- (18) Wooded areas, marshes, swamps, mean high tide line, vegetation line, primary and other dunes, ponds or lakes, streams or streambeds and any other natural features affecting the site;
- (19) Flood hazard, floodway and floodway fringe areas and regulatory flood elevation data if available;
- (20) The following data concerning streets:
 - (a) Proposed streets;
 - (b) Existing and platted streets on adjoining properties and in the proposed park;
 - (c) Rights-of-way, location and dimensions including width of the proposed improved area;

- (d) Approximate grades and linear footage of roads;
 - (e) Design engineering data for all corners and curves;
 - (f) Typical street cross sections;
 - (g) *Street names*. Such names shall not conflict with other existing street names in unincorporated Dare County. Street name signs shall be erected in the park by the park owner.
- (21) The location and dimensions (if applicable) of all:
- (a) Utility and other easements;
 - (b) Riding trails, pedestrian and/or bicycle paths;
 - (c) Parks and recreation areas with specific type indicated;
 - (d) Areas to be dedicated to or reserved for public use.
- (22) The plans for utility layouts including:
- (a) Wastewater systems;
 - (b) Stormwater management systems or improvements;
 - (c) Water distribution lines;
 - (d) Electric, gas, telephone, cable or other utility services;
 - (e) Illustrative connections to existing systems, line sizes, the location of fire hydrants, blowoffs, manholes, force mains and gate valves, etc.;
 - (f) Plans for individual water supply and sewage disposal systems.
- (23) Site calculations including:
- (a) Acreage in total tract including any wetland areas;
 - (b) Total number of camping spaces;
 - (c) Size of smallest space in the park;
 - (d) The names and location of any property or buildings within the proposed park or within any contiguous property that is located on the U.S. Department of Interior's National Register of Historic Places;
 - (e) Sufficient engineering data to determine readily and reproduce on the ground every straight or curved lines, street line, lot lines, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distance for the center line or curved property lines that are not the boundary line of curved streets. All dimensions shall be measured to the nearest 1/10 of a foot and all angles to the nearest minute;
 - (f) The accurate locations and descriptions of all monuments, elevations, markers, and control points;
 - (g) Topographic map when it is determined by the planning board that one is needed, with contour intervals and scale as determined by the planning board;
 - (h) Boundaries of all Areas of Environmental Concern designated in accordance with the Coastal Area Management Act of 1974.

(24) If the park is to be developed in phases, the boundaries of each phase and the sequence in which each is to be developed;

(25) An inventory and evaluation of the soil and water resources within the proposed park.

(C) *Review.*

(1) *Review by other agencies.* A copy of the preliminary site plan shall be submitted to the District Highway Engineer, the County Health Director and to other appropriate agencies to assure coordination with the North Carolina Coastal Management Program and offices of the County for their review and recommendations.

(2) *Review by Planning Board.*

(a) After considering any report and/or recommendations received in addition to any comments which the applicant may have, the Planning Board shall approve or disapprove the preliminary site plan. If the Planning Board disapproves the preliminary site plan, the reasons for such action shall be stated, and recommendations made on the basis of which the proposed park could be approved.

(b) Once the Planning Board has approved the preliminary site plan, work to install the infrastructure and other park improvements may begin. Any necessary building permits shall be obtained from the Dare County Building Inspector.

(c) For those parks subject to special use permit review, the review procedures set forth in the Dare County Zoning Ordinance shall be followed. Work to install the infrastructure and other park improvements may begin after special use approval is granted by the Board of Commissioners. Any necessary building permits shall be obtained from the Dare County Building Inspector.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.16 FINAL APPROVAL.

(A) *Preparation of final site plan and installation of improvements.* Prior to approval of a final site plan, the applicant shall install all the improvements as approved on the preliminary site plan. No final site plan will be accepted for review unless accompanied by a statement signed by the applicant certifying that all of the provisions of this chapter have been complied with and that all of the required improvements have been installed.

(B) *Submission of the final site plan.*

(1) Upon completion of all improvements, the applicant shall submit the final site plan to the Dare County Planning Director for review.

(2) The final plat for the park shall be submitted not more than 12 months after the date on which the preliminary site plan was approved by Dare County; otherwise approval of the preliminary site plan shall expire and be null and void.

(3) The Planning Board may grant an additional 12 months for the installation of improvements and submission of the final site plan if the park owner applies for such extension in writing before the expiration of the initial period and has begun to install the required improvements.

(4) Five copies of the final site plan shall be submitted to the Dare County Planning Director for review and final approval.

(5) The final site plan shall be prepared by a land surveyor or professional engineer currently licensed and registered in the State of North Carolina by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

(6) If the final site plan is disapproved by the Planning Director, the reasons for such disapproval shall be stated in writing, specifying the provisions of this chapter with which the final site plan does not comply. If the final site plan is disapproved the applicant may make such changes as will bring the final site plan into compliance and resubmit for reconsideration by the Planning Director as if it were an original submission of a final site plan. The Planning Director may recommend the final site plan be submitted to the Planning Board for review and approval if the final site plan is inconsistent with the approved preliminary site plan.

(G) Once the final site plan has been approved by the Planning Director, the park may operate as approved by Dare County.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.17 CERTIFICATION.

The following signed and acknowledged certificates or required portions thereof shall appear on all copies of the final plat:

“Certificate of Ownership

I hereby certify that I am the owner of the property shown and described hereon, which is located in the unincorporated jurisdiction of the County of Dare and that I hereby adopt this plan for a Travel Trailer Park and Campground with my free consent and agree to the operate the Park according to the provisions of the Dare County Travel Trailer Park/Campground Ordinance and the approved site plan for the Park.

DATE OWNERS

I, _____, hereby certify that _____ personally appeared before me this day and acknowledged the due execution of this certificate. Witness my hand and official seal this the _____ day of _____, 20 _____.

Signature

Official Seal

State of North Carolina Dare County

I, _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____, Page _____, Book _____ Page _____, etc.) (other); that the ratio of precision as calculated by latitudes and departure is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this map was prepared in accordance with G.S. § 47-30, as amended; and that the prescribed reference points have been properly placed. Witness my hand and seal this _____ day of _____ 20 _____

Certificate of Approval

I hereby certify that the park shown hereon has been found to comply with the relevant portions of the Travel Trailer Park and Campground Ordinance of the County of Dare and that this site plan has been approved by Dare County.

Date Dare County Planning Director”

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

STANDARDS

§ 160.25 DEVELOPMENT STANDARDS.

Each park shall comply with the design standards of this chapter as minimums and shall contain the improvements specified which shall be installed and paid for by the applicant. Land shall be dedicated or reserved as required.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

Cross-reference:

Development standards for camping spaces in conjunction with other commercial uses, see § 160.37

§ 160.26 REFERENCE POINTS.

Prior to the approval of the final plat, permanent reference points shall have been placed in accordance with G.S. §§ 39-32.1 *et seq.* At least 1 corner of the park shall be designated by course and distance (tie) from a readily discernible reference marker. Each park shall be adequately staked to show the boundaries of the lot with stakes not less than 3 feet long and driven into the ground not less than 2 feet.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.27 GENERAL STANDARDS FOR ALL PARKS.

(A) The design and development of a park shall preserve the natural terrain, natural drainage, existing topsoil, trees and natural vegetation to the maximum extent possible.

(B) All parks shall contain at least 2 acres of contiguous area. This 2 acre minimum shall not include any coastal or freshwater wetland areas.

(C) Parks may be comprised of all travel trailers or may feature a mix of travel trailers, camping cabins, alternative camping units and camping tent sites. The preliminary and the final site plan shall identify the proposed use of each space or camping area. If a park is proposed to feature other camping units than travel trailers, a minimum of 50% of all camping spaces shall be designated and used as travel trailer spaces or; the total number of camping cabins and alternative camping units shall be limited to a density of 14 units per acre, with the remaining sites, if utilized, devoted to travel trailer camping sites.

(D) All parks shall have utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

(E) All development, improvements, structures, and utilities shall comply with the applicable Areas of Environmental Concern (AEC) Standards and any other rules promulgated pursuant to the Coastal Area Management Act of 1974.

(F) Where deemed necessary by the Planning Board, a pedestrian walk may be required to provide convenient access to a public area such as a park or school, to a water area, or to areas such as shopping centers, religious or transportation facilities.

- (G) Parks shall be considered commercial land uses and the maximum overall lot coverage of impervious surfaces shall be 60% of the total parcel acreage excluding freshwater and coastal wetland areas unless a different lot coverage limitation for travel trailer parks/campgrounds is established by the applicable zoning district regulations for the site.
- (H) Camping spaces shall be located a minimum of 10 feet from any property line of the overall park boundaries.
- (I) Each camping space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.
- (J) No camping space shall have direct vehicular access to a public road.
- (K) The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
- (L) When the park has more than 1 direct access to a public road, each access shall not be less than 300 feet apart or closer than 300 feet to a public road intersection unless topographical conditions or unusual site conditions demand otherwise.
- (M) The park shall have a buffer strip adjacent to the park boundary extending along the entire perimeter of the park. The planting strip shall not be a portion of any lot, road, or private drive. The buffer strip shall consist of a planted strip of land at least 5 feet in width composed of indigenous deciduous and/or evergreen trees, spaced not more than 10 feet apart, and not less than 1 row of indigenous dense shrubs, spaced not more than 5 feet apart and 5 feet or more in height after 1 growing season, which shall be planted and maintained in a healthy, growing condition by the property owner.
- (N) The park shall provide all utilities required by this section.
- (O) Each park shall have a central structure or structures that will provide separate toilet and shower facilities for both sexes. Concession areas with retail sales and laundry facilities may be provided in the park for park guests.
- (P) Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes.
- (Q) *Mobile homes in travel trailer parks/ campgrounds.* It shall be unlawful for a person to occupy, park or store a mobile home in a park unless mobile homes are used for employee housing.
- (R) Residential structures may be located within the park for use as employee housing for an on-site park manager and other employees. Employee housing units shall be located in a designated area in the park and identified on the preliminary and final site plan. The total number of employee housing units shall not exceed the overall number of employees. Travel trailers and alternative camping units shall not be used for employee housing.
- (S) Sales of travel trailers and/or camping vehicles in a park on a commercial basis shall be unlawful.
- (T) Sales of camping spaces shall be unlawful within a park.
- (U) (1) Travel trailers/recreational vehicles placed on sites within a special flood hazard area shall either:
- (a) Be on site for fewer than 180 consecutive days;
 - (b) Be fully licensed and ready for highway use; or
 - (c) Meet all the requirements for new construction, including anchoring and elevation requirements of the Dare County Flood Damage Prevention Ordinance.

(2) A travel trailer/recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(3) Entrance landings as defined in this chapter shall be allowed.

(V) The length of occupancy of any travel trailer, camper cabin, alternative camping unit and/or camping tent shall be less than 90 consecutive days.

(W) Ownership of camping spaces shall be retained by the park owners. Camping cabins and alternative camping units shall not be individually conveyed or sold in fee simple title, as condominiums, fractural ownership or interval ownership. Camping units shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.28 CONFIGURATION OF CAMPING SPACES.

Camping spaces may be constructed with a fixed site layout with individual camping spaces configured in a linear layout based on a minimum camping space area or camping spaces may be constructed with a freeform layout with camping spaces configured in a non-linear layout whereby camping spaces are separated by a minimum distance. A combination of the 2 formats may be used within the park boundaries.

(A) Fixed configuration.

(1) Each camping space shall consist of a minimum area of 1,500 square feet with a minimum width of 30 feet with side space lines at right angles or radial to street lines. Each camping space shall be designated on the ground by markers or monuments. Each camping space shall be identified on the preliminary and final site plans.

(2) No more than 1 travel trailer, camping cabin or alternative camping unit may be parked or placed on any 1 camping space. A minimum of one 10 foot by 20 foot parking space for a motor vehicle shall be located and identified within each camping space. Internal access roads shall not be blocked by motor vehicles or travel trailers.

(3) Each camping space that will be utilized by a travel trailer shall be improved with a surface material such as gravel or concrete to provide a stabilized area for travel trailers. Impervious surfaces shall be counted as lot coverage.

(B) Free form configuration.

(1) Camping spaces may be configured to allow flexibility in siting of camping spaces without the minimum area of 1,500 square feet applied to each camping space. In lieu of the minimum camping space area, a maximum density of 28 camping spaces per 1 acre of land shall be applied to free form camping areas. Density of freeform camping areas shall be adjusted based on this 28-space limitation for areas less than 1 acre that are designated for freeform camping spaces within the park boundaries.

(2) Camping units within freeform camping areas shall be separated from other camping units or other structures within the park by a minimum of 15 feet. This separation shall be measured from the footprint of a camping unit to the footprint of any adjoining camping unit or other structures in the park. Each freeform camping space shall be designated on the preliminary and final site plans with the separation measurements from other camping units, park boundaries, and other structures included on the site plan. Tent guy lines shall be excluded from the footprint area of separation.

(3) A minimum of one 10 foot by 20 foot parking space for a motor vehicle shall be located and identified for each freeform camping space. Internal access roads shall not be blocked by motor vehicles or travel trailers.

(4) Each camping space that will be utilized by a travel trailer shall be improved with a surface material such as gravel or concrete to provide a stabilized area for travel trailers. Impervious surfaces shall be counted as lot coverage.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.29 ADDITIONAL STANDARDS FOR CAMPING CABINS, ALTERNATIVE CAMPING UNITS AND CAMPING TENTS.

(A) Camping cabins and alternative camping units shall be constructed according to North Carolina State Residential Codes, the Dare County Flood Damage Prevention Ordinance and all other applicable federal, state and local regulations.

(B) Camping cabins and alternative camping units shall not exceed 600 square feet of enclosed area. The square footage of decks and unenclosed areas shall not exceed 50% of the square footage of a camping cabin or alternative camping unit but in no instance shall the square footage of decks and unenclosed areas exceed a maximum of 300 square feet. Steps, stairs, and stairways shall not be included in the square footage of the unenclosed areas.

(C) A maximum of 2 camping cabins and alternative camping units may be connected by unenclosed areas according to the square footage limitations of division (B) and the units shall be separated by a minimum of 15 feet.

(D) Camping cabins and alternative camping units may contain sleeping, restroom and kitchen facilities.

(E) Areas for camping tents may be dedicated within the boundaries of any park and should be delineated on the preliminary and final site plans. Such areas shall be used for camping tents only. Camping tents shall be used for temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters and/or shall not be occupied for 30 consecutive days or more.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.30 SUITABILITY OF LAND.

Areas that have been used for the disposal of solid waste shall not be used for a park lots until the disposal of solid waste has been discontinued for at least ten years and then only if tests by the County Health Department, a structural engineer and a soils expert determine that the land is suitable for the purpose proposed.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.31 ROADS AND ACCESS.

(A) Internal access roads shall be used to provide access to all camping sites.

(B) Internal access roads shall be a minimum width of 20 feet for 2-way traffic. In some instances, 1-way streets, 12 feet in width, may be authorized by Dare County to access amenity areas or camping spaces where maneuverability of travel trailers or recreational vehicles is not compromised by the decreased road width.

(C) Internal access roads are encouraged to be of a circular design to allow maneuverability of travel trailers and other recreational vehicles using the park. The design of any cul-de-sac or turnaround area shall be consistent with North Carolina Department of Transportation standards.

(D) Internal access roads shall be improved with 8 inches of ABC or STBC type 3 base course materials. Recycled asphalt or asphalt millings may be used but if used, then such material shall be considered an impervious surface and counted as lot coverage.

(E) Internal access roads shall be maintained by the park owner.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.32 STORMWATER DRAINAGE SYSTEM.

A stormwater management plan prepared by a licensed North Carolina engineer shall be submitted in conjunction with the site plan for any proposed park. Design criteria used for the stormwater plan shall be consistent with those used by the State of North Carolina for development activities in coastal counties but at a minimum shall be designed to capture and retain a 10-year 24-hour storm event. The design criteria shall be identified in the plan and appropriate on-site improvements to address stormwater conditions shall be installed as part of the preliminary plat approval.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.33 PARK NAME.

The name of the park shall not duplicate nor closely approximate the name of an existing subdivision or travel trailer park/campground within Dare County.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.34 SOLID WASTE COLLECTION.

Solid waste containers shall be provided on site and shall be identified on the preliminary and final site plans submitted to the Planning Board. The location of solid waste containers and the appropriate number required for each park shall be subject to review and approval by the Dare County Public Works Department. A copy of the preliminary site plan shall be provided to the Public Works Department as part of the Planning Board review process. Solid waste containers shall be placed on the site prior to final plat review and approval.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.35 WATER AND WASTEWATER SYSTEMS.

(A) Parks not connected to municipal or county water and/or sanitary sewer systems must have a suitable source of water supply and sanitary sewage disposal, which complies with the regulations of the Dare County Health Department and with the applicable laws of North Carolina and is approved by the County Health Department.

(B) A sewage dumping station may be provided at the park but shall not be used in lieu of the facilities required in division (D) below. Any dumping station shall be approved by the applicable state agencies.

(C) Individual utility connections for sites may be provided in addition to service buildings. The provision of individual utility connections do not alleviate the need to provide permanent service

facilities as specified below:

(D) One flush toilet, 1 shower and 1 lavatory for each sex per every 20 approved camping spaces provided that camping cabins and alternative camping units that include individual restroom facilities in the unit shall be counted at 50% in the fixture to camping space ratio calculation.

(E) All toilet, shower, lavatory and laundry facilities shall be provided and maintained in a clean, sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located.

(F) All toilet, urinals, shower, lavatory and laundry room facilities shall be constructed according to North Carolina building codes and the Dare County Flood Damage Prevention Ordinance.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.36 RECREATIONAL AMENITIES.

Recreational amenities may be provided in the park and shall be identified as common areas on the preliminary and final site plans. Such amenities shall be constructed according to all applicable federal, state, and county ordinances. Ownership of the recreational amenities shall be retained by the park owners. The construction of swimming pools at any individual camping space shall be prohibited.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.37 CAMPING SPACES AT COMMERCIAL SITES.

In areas zoned C-3, I-1, S-1 and Hwy 345, camping spaces may be developed on a commercial site in conjunction with other commercial uses according to the following provisions and shall not be considered as a park.

(A) A minimum of 20 camping spaces shall be provided for travel trailers and alternative camping units only. If camping cabins are proposed in conjunction with other commercial uses, then Section 22-31 of the Dare County Zoning Ordinance shall apply.

(B) The camping spaces shall be developed according to the provisions of § 160.28(A) or (B).

(C) The development of camping spaces at existing commercial sites shall be subject to special use permit review and approval.

(D) All camping spaces shall be grouped in 1 area of the site used exclusively for camping spaces. The camping spaces shall not be interspersed throughout the commercial site. The perimeter of the camping spaces shall be buffered according to § 160.27(N).

(E) Water and wastewater facilities as established in § 160.35 shall apply, however the use of shared facilities may be authorized by the Board of Commissioners on a case by case basis as determined during the special use review and approval process.

(F) Ownership of camping spaces shall be retained by the property owner. Camping spaces shall not be individually conveyed or sold in fee simple title, as condominiums, fractional ownership or interval ownership. Camping units shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be used for permanent living quarters.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.38 YEAR-ROUND PLACEMENT OF UNITS IN PARK.

Travel trailers and other recreational vehicles may be located in a park on a year-round basis and shall not be used for permanent dwellings or year-round occupancy by individuals or groups of individuals.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.39 TEMPORARY EMERGENCY USE OF TRAVEL TRAILERS.

The use of travel trailers for temporary housing may be authorized by the Dare County Board of Commissioners during storm recovery and reconstruction. Emergency use of travel trailers shall not be subject to the provisions of this chapter.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.40 NONCONFORMING TRAVEL TRAILER PARKS

All travel trailer parks that existed on or before March 18, 1985 shall be considered to be pre-existing and nonconforming and shall be exempt from the standards of this chapter except for the following:

(A) *Roads.* Access and circulation roads shall be of an all-weather surface and shall be maintained on a regular basis to eliminate ruts, potholes, etc. The road maintenance shall be the responsibility of the park owner/operator. The Dare County Planning Department may inspect roads on a regular basis to determine if the roads are at an acceptable level of improvement. If roads are found to be in need of maintenance, the Planning Department shall notify the park owner/operator in writing of the need for road maintenance. The park operator shall have 90 days from receipt of the notice in which to complete the necessary maintenance to bring the roads back to an acceptable level.

(B) (1) Recreational vehicles placed on sites within a special flood hazard area shall either:

(a) Be on site for fewer than 180 consecutive days;

(b) Be fully licensed and ready for highway use; or

(c) Meet all the requirements for new construction, including anchoring and elevation requirements of Dare County Flood Damage Prevention Ordinance.

(2) A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(3) Entrance landings as defined in this chapter shall be allowed.

(C) In existing trailer parks where travel trailers are set up with porches, decks, screened rooms, or additions other than the allowable entrance landing, the nonconforming improvements may continue to exist as they did prior to July 20, 1992 until ownership or occupancy of the travel trailer has changed or the nonconforming improvements have been otherwise destroyed provided that such improvements are not permanently attached to a travel trailer by bolting, strapping or some other method. Should there be a change in ownership, occupancy or some other occurrence that results in the loss of the nonconforming improvement, such improvement shall be not reconstructed. It may however be replaced with a 100 square foot entrance landing as defined in this chapter.

(D) Any travel trailer park or campground in existence on October 19, 2020 shall be considered a pre-existing park and shall not be subject to the provisions of this chapter. However, any existing park, if expanded, shall adhere to the revisions to the ordinance as adopted by the Dare County Board of Commissioners on October 19, 2020. Any existing park may be modified to include camper cabins,

alternative camping units or camping tent sites subject to the provisions of this chapter as adopted by the Dare County Board of Commissioners on October 19, 2020.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.41 DEBRIS REMOVAL.

Dare County will not be responsible for the removal of damaged RVs. Damaged units shall not be placed or abandoned on the right-of-way of any public or private road. Park owners shall be responsible for any debris removal or clean-up costs that may result for storm conditions or other natural disasters that occur. Violations of this section of this chapter shall be considered to be a violation of Chapter 96 and subject to the terms of that chapter.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 5-12-2012; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.42 STORM RESPONSE.

For parks developed after October 19, 2020, each park owner shall develop a storm response plan of appropriate actions that will be taken before, during and after storm events. In the event evacuation orders are issued by Dare County, the park owner shall notify park guests of the order.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)

§ 160.43 ENFORCEMENT AND ADMINISTRATION.

(A) Park owners shall be notified in writing of any violations of this chapter that are identified by the Dare County Planning Department. The written notification shall state the nature of the violation, the identified method of correction of the violation, and the timetable for correction of the violation. Park owners shall be responsible for informing the individual RV owner of any violation and ensuring that the violation is corrected as notified by the Planning Department.

(B) Violations of this chapter shall be subject to the general penalties set forth in § 10.99 of the Dare County Code of Ordinances.

(Ord. passed 3-18-1985; Am. Ord. passed 7-20-1992; Am. Ord. passed 5-12-2012; Am. Ord. passed 10-19-2020; Am. Ord. passed 2-16-2021)