



Dare County Planning Board Virtual Meeting

Dare County Board of Commissioners Meeting Room
954 Marshall C. Collins Drive
Manteo, NC 27954

July 13, 2020

Agenda

- I. Call to order **6:00 PM**
- II. Roll call
John Finelli, Chairman
Michael Barr
Terry Gore II
David Hines
Beth Midgett
David Overton
Buddy Shelton
- III. Approval of minutes for the June 8, 2020 meeting
- IV. Public Comment

Public comment may be presented to the Board by sending an email during the meeting to: dcplanningbd@darenc.com.
- V. Old Business
 - a. None
- VI. New Business
 - a. None
- VII. Other Business
 - a. Continued Discussion of the Travel Trailer Park Ordinance
- VIII. Adjournment

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 8, 2020. This meeting was held virtually through Google Meet.

CALL TO ORDER 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
 Michael Barr
 Terry Gore II David Overton
 David Hines Buddy Shelton

MEMBERS ABSENT Beth Midgett

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the May 11, 2020 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Patricia Gale, a Vista Lake resident, spoke to the Planning Board and provided an email copy of comments to the Board. Ms. Gale said she does not feel the Conditional Use Permit submitted by Mr. Fearing is one that should be supported by this Board. She is disappointed the meeting is being held in the virtual format. She said this is a controversial topic and knows several people who are unable to get on the call. Ms. Gale said, Mr. Young, a legally blind man wanted to participate in the meeting and does not have an email, so he asked Ms. Gale to relay his feelings for him. Ms. Gale said Mr. Young is very much opposed to the Beachland Farm RV Park. Ms. Gale said she would provide contact info for Mr. Young to confirm the comment. Ms. Gale additionally stated with 50 campsites you are looking at the possibility of up to 200 people living in a very small area. Ms. Gale said the environmental impact will only be felt by them during their stay, but by the residents of Dare County forever. In addition to the environmental impact, Ms. Gale believes this will have an economic impact that could affect Dare County.

Ms. Creef said the record will be noted there were people who supported Ms. Gale's comments that were not able to get through on the virtual call.

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Danny Gale, Sr., a Vista Lake resident, said his biggest fear is water levels have raised an extreme amount since he moved here. He said he is concerned if more marsh land is taken away it will raise the water even more and become a flooding problem. He said there should be an environmental study. Mr. Gale is also concerned about septic draining into the lake. He said they put fish in the lake and he worries that the environmental impact would make them lose that.

Melissa Mann, a Meekins Drive resident, said she is a young mom of two young children and they play a lot in the Vista Lake area. She said it makes her nervous to have transient people coming in and out, with all the trafficking of children and everything going on in the world, it makes her nervous as a mom to let her kids outside to play. Ms. Mann said that is her biggest concern and says the environmental issue is a big factor for her as well. She hopes the Board will take those things into consideration.

John Robbins, III, of John Robbins Construction and Planning, spoke to the Planning Board and provided an email copy of comments to the Board. Mr. Robbins stated he is not speaking on the Vista Lake matter but is speaking about the proposed revisions to the Travel Trailer Park Ordinance. He asked the Board to take his email comments into consideration as he is working on a project and wants to make sure the design will avoid conflicts like the Board is experiencing this evening. Mr. Robbins said he doesn't foresee conflicts with the development but hopes the Board will take his email comments into consideration. He said comments he submitted will allow him to present a plan he believes will not be a burden on the Board, surrounding properties or to Dare County as a whole. Mr. Robbins said he is available for questions and assisting with ordinance revisions.

Jeanine Emery, a Vista Lake resident, said she read through the proposal and noticed there will be tents permitted and that was not her initial understanding. She said she thought it was supposed to be just travel trailers. Her concerns are noise, people partying, yelling, all kinds of lights and open fires. Ms. Emery said they have become accustomed to peace and quiet. She would like to know if there will be a fence and more information about vegetative buffers. She wants to know how high and how thick the vegetative buffers will be. Ms. Emery said she wants to know how far away the trailers will be and if the trailers will be closer to the sound or right in our back yard. She wants to know if people will be staying there all year and if there will be a manager on site year-round. Ms. Emery is also concerned about the traffic impact on the island.

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Lester Page, an Inland Drive resident, spoke to the Board and provided an email copy of comments to the Board. Mr. Page said the property in question affronts the Manteo City line on two fronts. He said the Planning Board needs to work with Manteo City officials as a certainty of pollution run-off will impact Manteo residents on Vickers Lane. He said approval of this site without input from the Manteo Planning Board would be egregious and would lead to litigation between two municipalities in the future. Mr. Page said there will be pollution run-off caused by transit trailers, so an environmental impact study needs to be made. The proposed campground is next to a fragile wetland, so it must be addressed. Mr. Page wants to know if there has been an extensive study of this conforming to EPA guidelines. He is also concerned recreational campers will be walking through adjacent Vickers Lane and Vista Lake private property. He said Dare County police may be constantly called about that. At a minimum the campground owner must construct a standard eight foot chain link fence along Vickers Lane and Vista Lake property lines. Mr. Page asked if the Planning Board will require an extensive bond to guarantee cleanup of certain pollution damage.

Linda Burgess, a Vista Lake resident, spoke to the Planning Board and provided an email copy of comments to the Board. Ms. Burgess said her home sits directly behind where Mr. Fearing wants to put his campground. She said it will be in her backyard. Ms. Burgess said we have massive flooding back here and we are going to have septic and sewage issues. She is also concerned about campfires on windy days and that the neighborhood will burn down. Ms. Burgess stated there are civil war artifacts that have been found back here. She said we've got ospreys, red wolf, and black bears. Ms. Burgess said we've got issue that people will walk through this neighborhood. She said the cops are going to be constantly called and Mr. Fearing will be constantly called. She said this is not stable for this neighborhood. Ms. Burgess said there's no way Manteo will be able to handle the traffic. She said it's all we can do to get out of Vista Lake during the tourist season as it is. Ms. Burgess said we also have concerns with permanent residents, concerns about the trash, concerns with microorganisms when there is flooding. Ms. Burgess stated she would like to know why Mr. Fearing's property is listed as residential for tax purposes when he's not paying industrial taxes on the property. Ms. Burgess said we would like to know when this particular area was zoned for industrial and why he is permitted to put an RV travel trailer park in the middle of a neighborhood that is surrounded by neighbors' homes. She said this is unacceptable for a neighborhood. Ms. Burgess said she wants a continuation where they can be heard in person.

Danny Gale, Jr, an Inland Drive resident, said he questions the need of a park like this. He said you've got three within a 15 mile radius and one in Wanchese. He said he is

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wondering where the Planning Committee saw the value of adding something like this into a residential community. He understands taxation and bringing in additional tourism to the region but without a definite need what happens if this goes south in the first few months.

Deirdre Brockwell, a Burlington, NC, resident, submitted email comments to the Board.

The public comment portion of the meeting closed at 6:31 p.m.

OLD BUSINESS

-None-

NEW BUSINESS

Conditional Use Permit Application for Travel Trailer Park, Beachland Farm Campground, California Lane, Manteo, NC

Benjamin M. Gallop, Attorney at Law, Hornthal, Riley, Ellis & Maland, LLP, Dylan Tillet of Quible and Associates, and Malcolm Fearing, Property Owner, was present at the meeting.

Donna Creef addressed the Board. Ms. Creef said the site plan considered for review was the version submitted to the Planning Director on June 8, which deleted the 24' x 24' cabin from consideration.

Ms. Creef said Mr. Fearing has submitted a site plan for a travel trailer park on Roanoke Island. The site is zoned I-1, industrial. Under conditional uses, the I-1 district states that other uses are generally intended for this district but not itemized as allowed by the Board of Commissioners. Since the I-1 district does not specifically list travel trailer parks as a permitted use, Mr. Fearing's site plan is being reviewed as a conditional use permit subject to quasi-judicial review by the Board of Commissioners. Ms. Creef stated that in her role as the zoning administrator, she has determined a travel trailer park to be consistent with the I-1 district. This determination was made based on a review of the other uses permitted in the I-1 district. The provisions of the Travel Trailer Park Ordinance will apply also.

The Board was provided a copy of the I-1 district regulations.

Ms. Creef said the uses of the I-1 district includes all uses of the C-3 district (which permit all C-2 uses), builders and contractors' supplies and storage areas, construction

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materials and processing, food and beverage processing, concrete manufacturing, and dog agility training. Ms. Creef said the I-1 district is one of the highest intensity districts in terms of the types of land uses allowed. Based on the scope, type and intensity of the other uses allowed in the I-1, C-3 and C-2 districts, Ms. Creef made the determination of consistency for the travel trailer park subject to review as a conditional use permit.

Ms. Creef said the travel trailer park features a total of 50 sites. The total site is 53 acres with the campground to be located on a portion of the large tract. The site plan indicates some wetland filling is proposed as part of the improvements and a copy of the wetland fill permit, once submitted, should be submitted to the Planning Department.

Ms. Creef said Mr. Fearing operates another travel trailer park on Roanoke Island and is familiar with the standards of the Travel Trailer Park Ordinance (TTPO). The proposed Beachland Farms Campground will feature an internal road, recreational amenities for its guests and bathhouse facilities. The TTPO requires the provision of bathhouse facilities although each site will be provided with on-site utilities.

Ms. Creef stated that each site meets the minimum square footage of 1500 square feet and will consist of parking areas for the camper pad and vehicle parking. A typical depiction of a campsite with details on the size of the camper pad and the parking area should be included on the site plan as well as a typical cross-section of the proposed road improvements. Other parks approved in the past five years featured gravel roads constructed to the sub-base standards of NCDOT.

The TTPO includes specific vegetative buffering standards and this buffer will be constructed as part of the preliminary site improvements. The maintenance of the buffer is addressed in the draft Conditional Use Permit (CUP). Donna Creef suggested that a solid fence be installed where the property adjoins the Vista Lake subdivision in addition to the vegetative buffer along campsites 9-12.

The Board was provided a draft of the Conditional Use Permit.

Ms. Creef said the TTPO allows travel trailers to be left in the park on a year-round basis but units must be left in a highway ready state as defined in the ordinance. This language is replicated in the Flood Ordinance and is taken from the federal floodplain guidelines. Although the units can be left in the park on a year-round basis, they cannot be used as permanent dwellings. There is also a limitation on the size of entrance landings for each unit (100 square feet maximum) and no other additions can be

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attached to any travel trailer. Ms. Creef said staff typically asks the park operator to provide a copy of a lease, which details all of these requirements.

The TTPO includes language that addresses the removal of debris or damaged travel trailers in the event of damage from storms. Ms. Creef said she suggests a condition about the removal of storm debris be included in the CUP as well.

Donna Creef addressed public comments received.

Ms. Creef said Mr. Fearing had previously requested a re-zoning of a residential property that was zoned R-2 to allow for a campground. Ms. Creef clarified this property we have in front of us tonight is zoned industrial and campgrounds have been determined to be a permitted use in that district subject to Board review. Ms. Creef said the decision process is different tonight because it was a legislative decision by elected officials as a rezoning request. That request was denied by the County. Tonight's decision is a Quasi-judicial decision, which follows different procedures.

Donna Creef said this property was zoned industrial by the County in 1986 based on the fact it is in close proximity to the Town of Manteo's wastewater treatment plant, which is an industrial use.

Ms. Creef said free market forces determine whether there are three campgrounds in fifteen miles. The County does not have a role in it.

Ms. Creef said the Corp of Engineers has certain conditions under which a permit for wetland filling will be issued. There are three to four criteria. It is allowable by federal law and the County cannot supersede federal law.

Ms. Creef said this property does not adjoin the Town of Manteo. The Town of Manteo will not be involved in this decision making process.

Ms. Creef said fencing outlined in the CUP will help with foot traffic and trespassing in the adjoining neighborhoods. She clarified if campers are trespassing on private property it is a matter for police.

Ms. Creef said the Planning Board should discuss open air fires and campfires with the applicant tonight.

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Ms. Creef said septic issues will be approved through appropriate procedures established by the State of North Carolina and the Dare County Environmental Health Department. If the wastewater permit is issued, it will be issued by those agencies.

Ms. Creef said there will not be vehicular traffic going through Vickers Lane or Vista Lake. The site is accessed by other roads that do not affect those two developments.

Ms. Creef addressed flooding concerns. Ms. Creef said if we didn't develop new projects because of the potential for flooding there wouldn't be any construction in Dare County. Ms. Creef said Mr. Fearing is required to apply for a stormwater permit to address the stormwater on his site and that is the standard we have to operate under the review of this Travel Trailer Park Ordinance.

Donna Creef asked Dylan Tillet of Quible and Associates PC about the status of the stormwater management permit. Mr. Tillet said they will pursue a low-density stormwater permit for this campground. That will limit the fill grade to no greater than twelve percent. He said they will be utilizing permeable pavement in areas where they can. Mr. Fearing said the Stormwater permit has not been applied for. He said he did not want to move forward with the stormwater permit until we saw what considerations would be added to the site plan.

Benjamin Gallop asked Donna Creef and Dylan Tillet if the proposal meets the standards currently in the TTPO. Ms. Creef said yes, except for some of the typical cross-sections that need to be on a site-plan. Mr. Tillet said to the best of his knowledge the proposal meets all of the development standards of the TTPO.

Mr. Fearing addressed the Board. Mr. Fearing said they are committed to many of the things the respondents addressed. He said they are willing to put a continuation of the fence across the two lots in front of Ms. Burgess's property. Mr. Fearing said the intent of the project is the same as what they did in Wanchese. We do not tolerate any mischief on our property. He said there will be no open fires. Mr. Fearing said transient campers will be located on the western portion of the property to reduce traffic impact on the adjoining properties. Mr. Fearing additionally stated he is not aware of Civil War battles or artifacts on the property.

Chairman Finelli asked Board members for comments or questions of the applicant or staff.

Michael Barr said he would like to see a drainage plan.

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Terry Gore asked Donna Creef if staff have heard from the Town of Manteo on this matter. Ms. Creef said no. Mr. Gore asked Mr. Fearing if they have had any instances of bonfires or partying at the Wanchese campground. Mr. Fearing said not to his knowledge. Mr. Fearing said they do not allow bonfires. Mr. Gore asked Mr. Fearing if they have had any issues where children were harmed or potentially kidnapped. Mr. Fearing said not to his knowledge. Mr. Gore asked Mr. Fearing if he was concerned about the property values of the seven homes he owns adjacent to the north side of the proposed campground. Mr. Fearing said absolutely not. Mr. Gore asked Mr. Fearing to tell the Board how the Wanchese campground has had a positive economic impact on the community and what their plan is for using permeable surfaces.

David Hines asked when the pictures were taken that were submitted to the Board in email comments. Donna Creef said she believes the pictures were taken during Matthew, Michael, Dorian or one of the more recent storms.

David Overton asked the applicant to explain their drainage plan. Dylan Tillet said the current parcel drains and slopes toward the west. He said the point of a low density stormwater permit means they will not channelize the flow and to continue draining in that same direction. The existing drainage to this site and where that runoff will go will be the same as the proposed development. The site will be graded to positively drain in that direction. Mr. Overton also asked if there will be a change to the DOT standard or changes to the traffic pattern to widen Bowerstown Road (S.R. 1129) to ensure safe traffic flow. Mr. Fearing said there is a State Boat Ramp on California Ln. (S.R. 1345), which connects to Bowerstown Road. He said he has taken his 27 foot boat down that road. Mr. Fearing added there was a Land Transfer Station and tractor trailers used that access as well.

Buddy Shelton said he has personally viewed the site and thinks that many of the concerns can be addressed. Mr. Shelton said he understands the adjoining property owners being concerned but this area impacts less people than almost anywhere else you could pick to put a campground.

Chairman Finelli asked Mr. Fearing if he has read the draft CUP and if he can work with the conditions asked by Planning Staff. Mr. Fearing said he has read the draft CUP and finds the requests of staff to be reasonable. Chairman Finelli asked Mr. Fearing if the number of bathroom and lavatory facilities listed on the site plan is based on his experience with other campgrounds. Dylan Tillet responded. He said the TTPO was reviewed with staff during the design of this project to meet the minimum facility requirement and what was suitable for this development. Chairman Finelli asked if fire-

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rings or any kind of open fires will be allowed. Mr. Fearing said they will not allow it in this campground.

Chairman Finelli asked if Planning Board members or staff had additional comments or questions.

Donna Creef said after review of her notes of the draft CUP, she recommends that under condition 9 of the draft CUP there should be language included to require a solid fence, six feet in height along the northeast boundary of campsites 9-12. It should be clearly marked on the site plan.

Ms. Creef said language from the TTPO should be added to the CUP for removal of storm debris and storm damaged travel trailers.

Ms. Creef and Chairman Finelli discussed adding no open fires to the CUP.

David Overton asked to provide for a third solid waste container location.

Buddy Shelton made a motion to recommend approval of the conditional use permit application subject to the following conditions:

1. Typical illustrations of a campsite and of the road improvements shall be placed on the site plan.
2. The dumpster area shall be revised to reflect the location of three solid waste containers.
3. Condition 9 of the draft CUP is to be amended to include language requiring a solid fence, six feet in height along campsites 9-12.
4. A condition prohibiting open campfires in the park is added to the CUP.
5. A condition concerning the removal of damaged RVs is added to the CUP. This condition repeats the language in the Travel Trailer Park Ordinance.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

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Donna Creef said the tentative date for review of this CUP by the Dare County Board of Commissioners is July 20, 2020. The item will be subject to quasi-judicial review, which requires sworn testimony and other rules of procedure specific to quasi-judicial items.

Ms. Creef said she would email those who spoke at public comment when the meeting will occur.

Mr. Gallop stated they prefer the meeting with the Board of Commissioners be held in-person not via technology.

OTHER BUSINESS

Continued Discussion of Travel Trailer Park Ordinance

Donna Creef addressed the Board. Ms. Creef said the Travel Trailer Park Ordinance (TTPO) was written for a subdivision and mobile home park. She said it doesn't reflect current conditions or the way campgrounds operate today. Ms. Creef has added definitions and language to the draft TTPO for camping cabins, tents, and alternative camping units.

The Board was provided a draft copy of the revised Travel Trailer Park Ordinance.

Ms. Creef said the current ordinance provides a license and inspection process from Dare County Health Department. Ms. Creef noted the Health Department has never been involved with travel trailer parks beyond the authorization of wastewater systems. Ms. Creef suggested these provisions be removed from the TTPO. Ms. Creef said the Health Department is in agreement with that suggestion.

The Board discussed the requirement for a road standard. Chairman Finelli said it is common in ordinances that have a road standard to have a 20 foot wide road for two-way traffic and a 12 foot wide road for one-way traffic.

The Board agrees there should be a road standard. Michael Barr said a 12 foot wide road for one-way traffic concerns him because some travel trailers will not be able to maneuver on a 12 foot wide road. Noah Gillam recommends a 20 foot wide road for two-way traffic. He said that would allow ample room for passing and maneuvering of travel trailers.

Chairman Finelli asked staff to add a 20 foot wide road standard to the draft TTPO.

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The Board discussed bathroom requirements. Chairman Finelli said most ordinances he's looked at base their requirement on the number of sites. Mr. Finelli said looking at other ordinances he found the requirement to be based on as few as eight sites or as many as twenty. Chairman Finelli recommends 15 – 20 sites per bathroom. David Hines said he agrees with 15 – 20 sites per bathroom but no less than 15.

Chairman Finelli asked staff to add a requirement of 20 sites per bathroom to the draft TTPO.

The Board discussed cabin size requirements. The current TTPO limits size to 400 square feet. Buddy Shelton thinks the Board should consider a larger size. Buddy Shelton is in favor of increasing the size requirement to 600 square feet to include outdoor deck space. Noah Gillam agrees 400 square feet is too small. He said staff agrees that 600 square feet plus 100 square feet for outdoor deck space is adequate.

Chairman Finelli asked staff to add a cabin size requirement of 600 square feet maximum for enclosed space and 100 square feet for deck space to the draft TTPO.

The Board discussed setback requirements between units. Buddy Shelton recommends a five foot setback. David Overton recommends 10 foot setbacks. Noah Gillam said fire codes will need to be considered and he said a 10 foot minimum setback is adequate.

Chairman Finelli asked staff to add a 10 foot minimum setback requirement between units in the TTPO and to check for additional requirements from the Fire Marshall.

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Terry Gore and seconded by David Hines.

Vote: Ayes – Unanimous

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The meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Andrea DiLenge
Planning Board Clerk

APPROVED: July 13, 2020

John Finelli
Chairman, Dare County Planning Board



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County of Dare

P.O. Box 1000 | Manteo, North Carolina 27954 | 252.475.5000

June 30, 2020

MEMORANDUM

TO: Dare County Planning Board

FROM: Donna Creef, Planning Director

RE: Revised Travel Trailer Park Ordinance

Attached is a second draft of the Travel Trailer Park and Campground Ordinance with the items we discussed last month incorporated into the draft and some other draft language based on comments I have received. Revised language is underlined with the changes made since the June meeting underlined and in bold text. Since this is the only item of business for the July 13 meeting we should be able to get through the entire ordinance this month. The changes are summarized below:

DEFINITIONS

1. I added language to the definition of Travel Trailer Park/Campground to indicate Parks may be comprised of a mix of camping units or comprised solely of one style of camping units.
2. I removed the 30-day occupancy restriction from the definitions of camping cabins and alternative camping units but left it in the definition of camping tents.
3. I added definitions of ENCLOSED AREA and UNENCLOSED AREA.

160.22 GENERAL STANDARDS

1. (G) I revised this section to include standards for fixed site parks and for freeform parks. Fixed sites would be developed using the 1500 sq ft minimum standard or a developer could choose to construct a Park with freeform sites whereby the sites are separated by 15 feet from each other.
2. (H) -- I included a 10 foot setback from park boundaries.
3. (T) I revised the language about mobile homes in travel trailer parks to address the provision of employee housing. We do need to discuss if we want to include a cap on the number of employee housing units.

160.23 CAMPING CABINS

1. I separated the camping cabin regulations from the alternative camping unit regulations. The draft we discussed last month included a 50% cap on the number of camper cabins which I have removed. My original thought was the cap would ensure a PARK with all camper cabins would not function as a de facto subdivision. But I think with the small footprint size and ownership restrictions we can regulate camper cabins appropriately.
2. The size of the camper cabin has been increased to 600 square feet of enclosed space with 100 square feet of unenclosed space.
3. Language has been added restricting the sale of individual camp sites.
4. A separation standard of 15 feet has been added with language on how this is measured.

160.24 ALTERNATIVE CAMPING UNITS

1. Restrictions similar to the camper cabins have been included in this section for alternative camping units.

160.29 WATER AND WASTEWATER SYSTEMS

1. Increased the fixture ratio to 1 fixture per 20 camp sites.
2. I added language to address the provision of pump-out facilities.

160.30 RECREATIONAL AMENITIES

1. I added language to address swimming pools in Parks with a prohibition on pools at individual camper cabins and other individual sites.

160.50 NON-CONFORMING PARKS

1. I added (D) to address the application of the revisions to existing PARKS.

Chapter 160 TRAVEL TRAILER PARKS and CAMPGROUNDS

160.01. Permits

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

160.02 Applicability

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

160.03 Definitions (Amended 7—20—92; 5-21-2012)

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 AND/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 ~~travel trailer lots~~ 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 ordinance, a travel trailer park and campground shall be hereinafter referred to as PARK. **PARKS may be comprised of a mix of travel trailers, camping cabins, alternative camping units and camping tents.**

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. (5-21-2012)

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 “permanently attached addition”. (5-21-2012)

ALL WEATHER SURFACE. A level of roadway improvement other than soil that has been graded, compacted and maintained in such a manner that it provides reliable vehicular access in any weather conditions.

CAMPING CABIN A small structure constructed according to the North Carolina building code that is intended to be located in a PARK. Such cabins shall not exceed 400 square feet (both conditioned and unconditioned space) and 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. and/or occupied by the same person or persons for more than 30 consecutive days.

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. ~~and/or occupied by the same person or persons for more than 30 consecutive days.~~ The term alternative camping unit includes terms such as yerks, eco-tents or other similar names.

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.**

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.**

160.15 Preliminary Approval

(A) Submission and Contents The applicant shall submit to the Planning Board, at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Board, ten (10) print copies and one (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 in ~~common~~ ownership 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 ~~adjoining it~~ including names of owners of adjoining lands;
- (5) The proposed street layout with approximate pavement and right-of-way width, ~~lot~~ site layout and size of sites lots;
- (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 agent for the submission of plats;
- (7) The name, ~~if any,~~ 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 (if area is not zoned, that shall be indicated)
- (16) Existing buildings or other structures, water courses, bridges, culverts, storm drains, both on the proposed PARK and adjoining lands immediately adjoining.
- (17) Proposed ~~lot lines~~ campsites and approximate 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 ~~Base~~ 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 ~~Mobile Home Park~~ PARK
 - (c) Rights-of-way, location and dimensions including width of 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 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:

~~Sanitary sewers~~ (a) Wastewater systems

(b) ~~Storm sewers~~ 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.

~~Profiles based upon mean sea level datum for sanitary sewers and storm sewers~~

(23) Site calculations including:

(a) Acreage in total tract

(b) Total number of ~~Travel Trailer lots~~ sites

(c) Size of smallest site in the PARK.

~~Linear feet in streets~~

(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 one—tenth 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

(26) An inventory and evaluation of the soil and water resources within the proposed PARK

(B) Review

(1) Review by Other Agencies. The Planning Board will submit the preliminary plat site plan to the district highway engineer, the county health director and to other appropriate agencies including review necessary 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 plat site plan. If the Planning Board disapproves the preliminary plat 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) Failure on the part of the Planning Board to act within sixty—five (65) days after the preliminary plat site plan is submitted to the Planning Board shall constitute approval by the Planning Board

(c) Once the Planning Board has approved the preliminary plat site plan, ~~the Building Inspector shall issue a building permit to the applicant at which point the proposed development, construction, alteration or extension of the PARK may be started~~ work to install the infrastructure and other park improvements may begin.

160.16. Final Plat Site Plan Review and Approval

(A) Preparation of Final Plat Site Plan and Installation of Improvements. Prior to approval of a final plat site plan, the applicant shall ~~have installed~~ install all the improvements specified in this Ordinance as approved on the preliminary plat site plan. No final plat site plan will be accepted for review by the Planning Board unless accompanied by a statement signed by the applicant certifying that all of the provisions of this Ordinance have been complied with and that all of the required improvements have

been installed. ~~The final plat shall include only that portion of the preliminary plat which the applicant proposes to record at that time.~~

(B) Submission of the Final Plat Site Plan. The applicant shall submit to the Planning Board ten copies and one digital copy of the final plat site plan, ~~so marked~~, not less than fifteen (15) days prior to the meeting of the Planning Board at which it will be reviewed.

The final plat-site plan for the PARK or for the first phase of the PARK as indicated in the sequence of phases on the approved preliminary plat-site plan shall be submitted not more than twelve (12) months after the date on which the preliminary plat site plan was approved; otherwise approval of the preliminary plat site plan shall expire and be null and void.

(C) The Planning Board may grant an additional twelve (12) months for the installation of improvements and submission of the final plat site plan if the applicant applies for such extension in writing before the expiration of the initial period and has begun to install the required improvements. ~~and has made substantial progress (over 60 percent as determined by the Planning Board and documented in the application for extension) in doing so. The progress of required improvements must be verified by the Planning Board.~~

(D) The final plat-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.

(E) Review by the Planning Board. The Planning Board shall review the final plat-site plan at or before its next regularly scheduled meeting ~~which follows at least fifteen (15) days after it receives the final plat-site plan~~ and shall approve the final plat site plan if it is in compliance with this chapter. If the final plat site plan is approved by the Planning Board, one copy of the approved site plan shall be returned to the applicant and three copies of the final plat site plan shall be retained by the Planning Department for their files.

(F) If the final plat site plan is disapproved by the Planning Board, the reasons for such disapproval shall be stated in writing, specifying the provisions of this ordinance with which the final plat site plan does not comply. One (1) copy of such reasons and one (1) print of the plat-site plan shall be retained by the Planning Board as part of its proceedings; one (1) copy of the reasons and one (1) copy of the plat-site plan shall be transmitted to the applicant. If the final plat site plan is disapproved the applicant may make such changes as will bring the final plat site plan into compliance and resubmit ~~same~~ for reconsideration by the Planning Board as if it were an original submission of a final plat site plan.

(G) License. Once the Planning Board has approved the final plat site plan, the PARK may operate as approved by Dare County.

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 and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Dare and that I hereby adopt this plan for a Travel Trailer and Campground with my free consent, establish minimum building setback lines, and hereby dedicate all sanitary sewer, storm sewer and water lines to the County of Dare.

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 _____, 19

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 _____ 19

Registered Land Surveyor/Professional Engineer Official Seal

Registration Number

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 _____ 19

Signature

Official Seal

Certificate of Approval

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

Date Dare County Planning Director

~~print of the plat shall be returned to the subdivider, one (1) reproducible and one (1) print shall~~

160.20. Development Standards

Each ~~Travel Trailer~~ PARK shall comply with the design standards of this ordinance 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.

160.21 Reference Points:

Prior to the approval of the final plat, permanent reference points shall have been placed in accordance with section 39-32.1 et seq. of the General Statutes of North Carolina. At least one corner of the PARK shall be designated by course and distance (tie) from a readily discernible reference marker. Each PARK site shall be adequately staked to show the boundaries of the lot with stakes not less than three feet long and driven into the ground not less than two feet.

160.22. General Standards:

(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 two acres of area to be used for the location of camping sites. This two acre minimum shall exclude roads, wastewater areas, common areas, and all other areas except for the camping sites and the like.

(C) All PARKS shall have ~~public~~ utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

(D) All sites lots, 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.

(E) 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.

(F) Travel Trailer/Camping sites lots. Sites ~~Travel Trailer~~ lots shall comply with the following requirements:

(1) Orientation of site lot-lines. Side lot-lines shall be substantially at right angles or radial to street lines.

(2) Minimum site lot width. Sites Lots should have a minimum width of not less than thirty (30) feet measured at the front building setback line.

(G) PARKs may be constructed with a fixed site layout whereby individual campsites are based on a specific square footage site or PARKs may be constructed with a freeform layout with campsites separated by a minimum distance.

1. Fixed camping site area –Each site lot shall consist of a minimum area of fifteen hundred (1500) square feet. Each space shall be designated on the ground by markers or monument.

2. Freeform campsites -- Camping sites may be arranged within the PARKS to allow flexibility in siting of camping sites based on the size of camping units. Camping sites shall be separated from other camping cabins, other camping sites or other structures within the PARK by a minimum of 15 feet. This separation shall be measured from the footprint of the camper cabin to the footprint of any adjoining camper cabin, recreational or utility structures in the PARK or to the boundary of an individual camping site.

(H) Sites shall be located a minimum of ten (10) feet from any property line of the overall PARK boundaries.

(I) No more than one (1) travel trailer/camping unit may be parked on any one space.

(J) Each space site shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.

(K) No site lot shall have direct vehicular access to a public road. Internal access roads shall be a minimum width of 20 feet and shall be improved with eight inches of ABC or STBC Type 3 base course material.

(L) The PARK shall be developed with proper drainage ditches. All banks shall be sloped and seeded.

(M) Closed ends of dead—end drive or roads shall be provided with a turning circle at least eight (80) feet in diameter.

(N) Each site lot shall have adequate access for a camping vehicle and motor vehicle with a minimum access width of twenty (20) feet unless more is deemed necessary because of topographical conditions or road curves.

(O) When the park has more than one direct access to a public road, each access shall not be less than three hundred (300) feet apart or closer than three hundred (300) feet to a public road intersection unless topographical conditions or unusual site conditions demand otherwise.

(P) 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 five (5) feet in width composed of indigenous deciduous and/or evergreen trees, spaced not more than ten (10) feet apart, and not less than one (1) row of indigenous dense shrubs, spaced not more than five (5) feet apart and five (5) feet or more in height after one growing season, which shall be planted and maintained in a healthy, growing condition by the property owner.

(Q) The PARK shall provide all utilities required by this section.

(R) Each PARK shall have a central structure or structures that will provide separate toilet and shower facilities for both sexes. This structure may also contain a retail sales counter, and/or coin operated machines for the park residents' use only, provided they are completely enclosed within the building and there is no exterior advertising.

(S) Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes.

~~(T) Mobile homes in Travel Trailer/Campgrounds. It shall be unlawful for a person to occupy, park or store a mobile home in a PARK, except that a single mobile home may be located within the Park for exclusive use as dwelling quarters of the Park manager or operator. Such a mobile home shall be located in an area designed on the preliminary and final plat site plan for the location of the dwelling for the Park manager or operator and shall be subject to approval by the Planning Board.~~

(T) Employee Housing may be provided within the PARK. The number of employees and sufficient housing units for their use shall be identified on the preliminary and final site plan. (CAP ON NUMBER OF EMPLOYEE HOUSING?) Detached residential structures, manufactured homes, and camping cabins may be utilized for employee housing. Units used exclusively for employee housing shall not exceed 1200 square feet of conditioned space. Travel trailers and alternative camping units shall not be used as yearround housing for employees.

(U) Sales of travel trailers and/or camping vehicles in PARK on a commercial basis shall be unlawful.

(V) Sales of travel trailer ~~sites~~ stands or spaces shall be unlawful within a PARK.

(W) Recreational vehicles placed on sites within a Special Flood Hazard Area shall either:
(1) Be on site for fewer than 180 consecutive days,
(2) Be fully licensed and ready for highway use, or
(3) Meet all the requirements for new construction, including anchoring and elevation requirements of Sections 151.32, 151.50 and 151.51 (C) ~~Dare County Flood Damage Prevention Ordinance.~~

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.

Entrance landings as defined in this ordinance shall be allowed.

160.23 Camping Cabins.

(A) Camping cabins as defined in Section 160.03 of this ordinance may be permitted in a PARK subject to the following provisions:

(1) PARKS may feature a mix of travel trailer sites, camping cabins, alternative camping units and camping tent sites. The preliminary and the final site plan shall identify the proposed use of each site.

(2) Camping cabins shall be constructed according to North Carolina State Building codes and the Dare County Flood Damage Prevention Ordinance.

(3) Camping cabins shall not exceed 600 square feet of enclosed area plus 100 square feet of unenclosed area. Camping cabins may contain sleeping, restroom and kitchen facilities. Stairways, accessways to decks, and wooden walkways to estaurine areas, ocean beaches or other water bodies shall be excluded from the 100 square feet of unenclosed area.

(4) Ownership of camping cabins shall be retained by the PARK owners and shall not be individually sold in fee simple title, as condominiums or for interval ownership. 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. ~~and/or occupied for 30 consecutive days or more.~~ This prohibition on use of camping cabins for permanent living quarters does not apply to any unit designated as employee housing during the site plan review process.

(5). Location in PARK – Camper cabins may be located on individual camping sites or may be grouped together in one area of the PARK. If cabins are grouped together, they shall be separated from other camping cabins, other camping sites or other structures within the PARK by a minimum of 15 feet. This separation shall be measured from the footprint of the camper cabin to the footprint of any adjoining camper cabin, recreational or utility structures in the PARK or to the boundary of an individual camping site.

160.24 Alternative Camping Units and Camping Tents

(A) Alternative Camping Units and Camping Tents as defined in Section 160.03 of this ordinance may be permitted in a PARK subject to the following provisions:

(1) PARKS may feature a mix of travel trailer sites, camping cabins, alternative camping units and camping tent sites. The preliminary and the final site plan shall identify the proposed use of each site. .

(2) Alternative camping units shall be constructed according to North Carolina State Building codes and the Dare County Flood Damage Prevention Ordinance.

(3) Alternative camping units shall not exceed 600 square feet of enclosed area plus 100 square feet of unenclosed area. Camping cabins and alternative camping units may contain sleeping restroom and kitchen facilities. Stairways, accessways to the decks and wooden walkways to estuarine areas, ocean beaches or other water bodies shall be excluded from the 100 square feet of unenclosed area.

(4) Ownership of alternative camping units shall be retained by the PARK owners and cannot be individually sold in fee simple title, as condominiums or interval ownership. 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.

(5). Location in PARK – Alternative camping units may be located on individual camping sites or may be grouped together in one area of the PARK. If alternative camping units are grouped together, they shall be separated from other alternative camping units, other camping sites or other structures within the PARK by a minimum of 15 feet. This separation shall be measured from the footprint of the camper cabin to the footprint of any adjoining camper cabin, recreational or utility structures in the PARK or to the boundary of an individual camping site.

(6). 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 occupied for 30 consecutive days or more.

160.25. 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.

160.26 Storm Water 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.

160.27. Park Name

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

160.28. 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.

160.29. ~~Water and Sanitary Sewer Systems~~ Water and Wastewater Systems

(A) ~~Travel trailer~~ 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) Each ~~Travel Trailer~~ PARK shall provide a sewage dumping station approved by the County Health Department.

(C). ~~Travel Trailer~~ 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: Parks shall have service buildings with the following minimum facilities:

~~Number Male Female~~

~~Toilets 1 fixture per 20 male 15 female (enclosed stall)~~

~~Urinals 1 fixture per 20 male 0 female~~

~~Lavatories 1 fixture per 20 males 20 females~~

~~Showers 1 fixture per 20 males 20 females~~

One (1) flush toilet, one shower and one lavatory for each sex per every **twenty** approved camp sites.

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.

All toilet, **urinals**, shower, lavatory and laundry room facilities shall be acceptable to the Health Department and shall be in conformity with all Dare County Codes. shall be constructed according to North Carolina building codes and the Dare County Flood Damage Prevention Ordinance.

Pump-out stations for units may be provided in the PARK in addition to bathhouse facilities and individual utility connections at camping sites.

160.30 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 site shall be prohibited.

160.40 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. Camping cabins and alternative camping units as defined in Section 160.03 of this ordinance shall be used as temporary quarters or shelter during periods of recreation, vacation, leisure time or travel and shall not be occupied by the same person or person for 30 consecutive days or more. This provision shall not be interpreted to prohibit the location of one detached dwelling unit or manufactured home in the PARK to be used as a park manager who resides in the PARK.

160.50 NONCONFORMING TRAVEL TRAILER PARKS

All travel trailer parks that existed on or before March 18, 1985 shall be considered to be pre-existing and non-conforming and shall be exempt from the standards of this ordinance 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) Recreational vehicles placed on sites within a Special Flood Hazard Area shall either:

- (1) Be on site for fewer than 180 consecutive days,
- (2) Be fully licensed and ready for highway use, or
- (3) Meet all the requirements for new construction, including anchoring and elevation requirements of Sections 151.32, 151.50 and 151.51 (C) Dare County Flood Damage Prevention Ordinance.

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.

Entrance landings as defined in this ordinance shall be allowed. (5-21-2012)

(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 non-conforming 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 non-conforming

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 non-conforming improvement, such improvement shall be not reconstructed. It may however be replaced with a 100 square foot entrance landing as defined in this ordinance. (revised 5-21-2012)

(D) Any travel trailer park in existence on ????? 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 ??? 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 ????? 2020.

160.60 Debris Removal (added to ordinance on 5-21-2012)

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 ordinance shall be considered to be a violation of Chapter 96 Littering of the Dare County Code of Ordinances and subject to the terms of the chapter.

160.70 Enforcement and Administration (added to ordinance on 5-21-2012)

Park owners shall be notified in writing of any violations of this ordinance 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. Violations of this ordinance shall be subject to the general penalties set forth in Chapter 10.99 of the Dare County Code of Ordinances.