

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO AMEND THE DEFINITIONS FOR COMMERCIAL CAMPGROUND AND COMMERCIAL CAMPING, TO ADD DEFINITIONS FOR CAMPING UNIT AND TENT, TO REPEAL DEFINITIONS OF UNIT SPACE, VACATION CAMP, DAY, AND VACATION CAMP, OVERNIGHT, TO AMEND THE AGRICULTURAL AND COMMERCIAL DISTRICT REGULATIONS, TO AMEND THE SUPPLEMENTARY REGULATIONS FOR COMMERCIAL CAMPGROUNDS AND TO REPEAL THE SUPPLEMENTARY REGULATIONS FOR VACATION CAMP, DAY OR OVERNIGHT.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Sections 180-8C, 180-21D, 180-27D, 180-41, 180-57 of the Warren County Code (Zoning Ordinance) be amended and re-ordained as follows:

1. Subsection 180-8C is amended to modify the existing definitions of commercial campground and commercial camping, to add new definitions for camping unit and tent, and to repeal the existing definitions for unit space, vacation camp, day, and vacation camp, overnight, as follows:

Chapter 180 Zoning  
Article II. Application  
§180-8 Definitions.

A. General usage.

...

C. Definitions of words and terms. As used in this chapter, the following words and terms shall have the meanings indicated:

...

**CAMPING UNIT**

**A tent or recreational vehicle used as temporary living quarters for recreational camping.**

...

**COMMERCIAL CAMPGROUND**

A plot of ground upon which ~~10~~ **five (5)** or more **camping** unit spaces are located, established or maintained, whether or not a fee is charged, for occupancy by a **tent**, major recreational vehicle, or components under the control of a major recreational vehicle. **Combinations of tent and recreational vehicle camping units are permitted unless otherwise disallowed or limited in the conditional use permit. Campgrounds shall comply with the supplementary regulations in § 180-41 of this chapter.**

~~COMMERCIAL CAMPING~~

~~Ten Five or more major recreational vehicles camping units used for living, sleeping or other occupancy on any lot or combination of lots under one ownership.~~

~~...~~

~~TENT~~

~~A portable shelter used as temporary living quarters for recreational camping.~~

~~...~~

~~UNIT SPACE~~

~~Any plot of ground within a commercial campground intended for exclusive occupancy by a major recreational vehicle or components under the control of a major recreational vehicle.~~

~~VACATION CAMP, DAY~~

~~A lot, tract or parcel of land operated as either a commercial or noncommercial enterprise in which facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games, sports and activities incidental and relating to the foregoing, but not including miniature golf grounds, golf driving ranges, mechanical amusement devices or permanent structures for housing of guests.~~

~~VACATION CAMP, OVERNIGHT~~

~~The same as day vacation camp, except that structures for the lodging of guests shall be permitted in locations appropriate for extensive outdoor recreation.~~

~~...~~

2. Subsection 180-21D(6) is amended and subsection 180-21D(24) is repealed to make campground permissible only by conditional use permit in the Agricultural District and to make vacation camp, day or overnight not permissible in the Agricultural District, as follows:

Chapter 180 Zoning

Article IV. District Regulations

§180-21 Agricultural (A) District.

- A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

~~...~~

D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(6) ~~Commercial~~ Campground.

...

(24) ~~Vacation camp, day/overnight.~~ Reserved.

...

3. Subsection 180-27D(13) is amended to make campground permissible only by conditional use permit in the Commercial District, as follows:

Chapter 180 Zoning

Article IV. District Regulations

§180-27 Commercial (C) District.

A. Statement of intent. This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.

...

D. Uses permitted by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(13) ~~Commercial~~ Campground.

...

4. Subsection 180-41 is amended to modify the existing supplementary regulations for commercial campgrounds, as follows:

Chapter 180 Zoning

Article V. Supplementary Regulations

§180-41 ~~Commercial~~ Campgrounds.

A. Intent. These provisions are intended to ensure that recreational vehicles and tents within parks campgrounds are operated in a safe and healthful manner.

B. Status/requirements.

(1) ~~Commercial~~ Campgrounds are subject to conditional uses permitted only in specifically named zoning districts. Except as otherwise provided in this chapter, a recreational vehicle used for dwelling purposes outside of a legally established and operated ~~recreational vehicle park~~ campground shall constitute a violation of this chapter.

- (2) In addition to conditional use requirements, ~~recreational vehicle parks~~ **campgrounds** are subject to the site plan requirements of this chapter. Notwithstanding other site plan requirements of this chapter, site plans for ~~commercial~~ campgrounds shall be drawn to a scale of not less than one-inch equals 20 feet, shall be sufficient for the Zoning Administrator to determine that regulations of this chapter can and will be satisfied and shall include information describing surrounding land use, zoning, topography and vegetation. Site plans shall indicate all proposed streets, utilities and structures with specifications to indicate compliance with the provisions of these regulations.
- (3) **A fire safety plan for the campground shall be approved by the Warren County Building Official prior to issuance of a Certificate of Zoning. The fire safety plan shall be posted in a visible location at each camping unit. A fire extinguisher shall be made available at each camping unit and the fire extinguisher locations shall be identified in the fire safety plan.**

#### C. Standards.

- (1) Density standards.
  - (a) No ~~commercial~~ campground shall contain more than 100 nor fewer than ~~10~~ **5 camping** unit spaces. The minimum unit space area shall be 1,800 square feet. The density of spaces provided for units shall not exceed 15 spaces per gross ~~park~~ **campground** acre and no one acre shall exceed 20 ~~RV~~ **camping** unit sites.
  - (b) The minimum area required for application and institution of a ~~commercial~~ campground shall be 10 contiguous acres.
- (2) Proximity standards. ~~Units~~ **Camping units** shall be separated from each other and from other structures by a minimum of at least 20 feet. For purposes of this separation requirement, any accessory structure such as attached awnings, carports or individual storage facilities shall be considered a part of the **camping** unit. **For tent camping units, the minimum separation of 20 feet shall be measured from the boundary of the unit to the nearest point of the boundary of the adjacent camping unit.**

#### D. General requirements.

- (1) Hazardous conditions.

- (a) Condition of soil, groundwater level, drainage or topography shall not create hazards to the property nor to the health or safety of the occupants.
  - (b) RV Camping unit sites shall be well drained and shall not be exposed to objectionable ~~smoke~~ firepits, noise, odors, subsidence, erosion or other adverse conditions. A copy of Chapter 123 of the Warren County Code relative to noise must be posted at each camping unit site at all times.
  - (c) Unless otherwise permitted by this chapter, the discharge of firearms by campers shall be prohibited.
- (2) Other vehicles. The recreational use of gasoline-powered motor bikes, trail bikes, motorcycles, all-terrain vehicles and similar vehicles within a commercial campground is hereby prohibited, unless permission has been specifically granted in conjunction with the conditional use permit approval. The recreational use of electric-powered bikes, golf carts, and similar vehicles within a campground is permitted.
- (3) ~~Internal roads. Roads shall be constructed of a dust free surface which is adequate for the types of vehicles to be accommodated and shall be approved by the Board of Supervisors.~~ Access. Campgrounds shall be located on a parcel that fronts upon and has access to a state-maintained road, and the entrance to the property shall have Virginia Department of Transportation (VDOT) approval for this type of use.
- (4) Internal roads. Roads shall be constructed of a dust-free surface which is adequate for the types of vehicles to be accommodated and shall be approved by Planning Department staff. Campgrounds consisting of only tent camping units may have internal roads constructed with gravel or similar materials only if recreational vehicle camping units are disallowed in the conditional use permit.

E. Design standards.

- (1) Trees. At least 75% of the developed camping unit spaces shall be within areas sufficiently wooded to provide adequate shade for the unit space and camouflage from public view.
- (2) Buffer. In designing the campground, the applicant shall provide a minimum of 50 feet of undeveloped land along the total perimeter of the proposed site.

- (3) Dust control. Exposed ground surfaces in all parts of commercial campgrounds shall be paved or covered with crushed stone or gravel or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust. The type of ground surface cover shall be identified in the site plan and approved by Planning Department staff.
- (4) Commercial sites. Sites for structures which will serve as commercial convenience centers shall be no larger than 10% of the total commercial campground or one acre whichever is the lesser.
- (5) Refuse disposal. Refuse collection receptacles shall be provided at locations within 150 feet of all recreational vehicle in the amount of one (1) refuse collection receptacle for every five (5) camping unit sites. Such receptacles shall be emptied at least twice weekly, and all refuse shall be transported from the campground and disposed of in accordance with all applicable state and County laws and regulations.

F. Sanitary stations facilities.

- (1) ~~Stations required. Each commercial campground shall provide sanitary station(s) for the adequate and safe disposal of sewage from RV holding tanks. Such stations shall be constructed in accordance with the adopted Building Code<sup>[1]</sup> for Warren County and applicable state regulations. A minimum of one station shall be provided for each 100 unit spaces.~~  
[1] Editor's Note: See Chapter 76, Building Construction. Service buildings. Each campground shall be provided with one or more service buildings which contain an adequate number of toilet and sanitary facilities. Such service buildings shall be constructed in accordance with the adopted Building Code<sup>[1]</sup> for Warren County and applicable state regulations governing campgrounds and such facilities.  
[1] Editor's Note: See Chapter 76, Building Construction.
- (2) ~~Screening. Sanitary stations shall be screened from other activities by visual barriers such as solid fences or walls and shall be separated from any unit space by a distance of at least 50 feet.~~ Stations required. Unless recreational vehicle camping units are disallowed in the conditional use permit, each campground shall provide sanitary station(s) for the adequate and safe disposal of sewage from RV holding tanks. Such stations shall be constructed in accordance with the adopted Building Code<sup>[2]</sup> for Warren County and applicable state regulations. A minimum of one station shall be provided for each 100 camping unit spaces.  
[2] Editor's Note: See Chapter 76, Building Construction.
- (3) ~~Portable toilets. In no case shall portable toilets be permitted within a commercial campground.~~ Screening. Sanitary stations shall be screened from other activities by visual barriers such as solid fences or walls or

landscaping and shall be separated from any camping unit space by a distance of at least 50 feet.

(4) Portable toilets. In no case shall portable toilets be permitted within a campground.

~~G. Service buildings. Each commercial campground shall be provided with one or more service buildings which contain an adequate number of toilet and sanitary facilities. Such service buildings shall be constructed in accordance with the adopted Building Code<sup>[2]</sup> for Warren County and applicable state regulations governing campgrounds.~~

~~[2] Editor's Note: See Chapter 76, Building Construction.~~

5. Subsection 180-57 is repealed to eliminate the supplementary regulations for vacation camp, day or overnight, as follows:

Chapter 180 Zoning

Article V. Supplementary Regulations

§180-57 ~~Vacation camp, day or overnight.~~ Reserved.

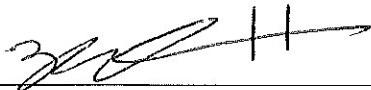
~~No such use shall be established or operated without approval of and licensing by the appropriate local, state and federal agencies.~~

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is ~~lined through~~.

Language proposed to be added is underlined.

Adopted: June 4, 2024



Zachary Henderson, Deputy Clerk  
Warren County Board of Supervisors

