

## **CHAPTER 25. ZONING**

### **DIVISION D. MULTIPLE RESIDENTIAL DWELLING DISTRICTS**

#### **Article XXIV. Recreational Vehicle Park (RVP) Districts**

- § 25-241. Purpose.
- § 25-242. Permitted uses.
- § 25-243. Accessory buildings and uses.
- § 25-244. Uses permitted by Administrative Permit.
- § 25-245. Uses permitted by Special Use Permit.
- § 25-246. Uses prohibited.
- § 25-247. Regulations applicable to recreational vehicle parks.
- § 25-248. Electricity, public water and sewer required.
- § 25-249. Curb, gutter, and sidewalks/trails optional.
- § 25-250. Common elements.
- § 25-250.1. Minimum single-family dwelling sizes.
- § 25-250.2. Site plan required.
- § 25-250.3. Height limitations.

## **CHAPTER 25. ZONING.**

### **DIVISION D. MULTIPLE RESIDENTIAL DWELLING DISTRICTS.**

#### **Article XXIV. Recreational Vehicle Park (RVP) Districts.**

##### **§ 25-241. Purpose.**

Recreational Vehicle Park Districts are intended to allow residential development in the form of recreational vehicle parks where lots are not owned by individual recreational vehicle or cabin owners.

##### **§ 25-242. Permitted uses.**

The following uses are permitted within Recreational Vehicle Park Districts without Administrative or Special Use Permit:

- A. Recreational vehicles utilized as single-family dwellings. All recreational vehicles shall meet the definition of a self-contained unit set out in § 25-4.
- B. Cabins utilized as single-family dwellings. All cabins shall meet the definition of an extended-stay cabin set out in § 25-4.
- C. Passive recreational facilities not requiring a building.
- D. Religious institutions.

##### **§ 25-243. Accessory buildings and uses.**

A. Accessory buildings and uses customary and clearly incidental to a permitted use, including accessories to recreational vehicle parks as well as individual dwelling units, and which will not create a nuisance or hazard, shall be permitted in Recreational Vehicle Park Districts, subject to the applicable provisions of article V of division A of this chapter.

B. Accessory buildings and structures not exceeding twenty feet (20') in height nor an aggregate area of nine hundred square feet (900 sq. ft.) may be erected in side and rear yards. However, in no case shall any accessory building be larger than the footprint of the recreational vehicle or taller than the height of the recreational vehicle or cabin. Accessory buildings and structures must meet the applicable side and rear yard requirements of § 25-247.

**§ 25-244. Uses permitted by Administrative Permit.**

No additional uses are permitted by Administrative Permit.

**§ 25-245. Uses permitted by Special Use Permit.**

No additional uses are permitted by Special Use Permit.

**§ 25-246. Uses prohibited.**

All uses except those listed in §§ 25-242, 25-243, 25-244 and 25-245 above, including manufactured and mobile homes, are specifically prohibited in Recreational Vehicle Park Districts.

**§ 25-247. Regulations applicable to recreational vehicle parks.**

Recreational vehicle parks shall be designed and constructed in accordance with the following:

- A. The minimum recreational vehicle park area shall be ten acres (10 ac.).
- B. The maximum density of recreational vehicles shall be six (6) per acre.
- C. The setback and yard requirements for all buildings and structures, including recreational vehicles, shall be as follows:
  1. Front lot lines of the park.
    - a. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of a public street identified by the Virginia Department of Transportation as an arterial or collector street than fifty feet (50').
    - b. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of any other public or private street than twenty feet (20').
    - c. In the absence of proof to the contrary, the width of a public street shall be presumed to be thirty feet (30'), and the setback may be measured by adding fifteen feet (15') to the required setback and measuring from the center of the general line of passage.
    - d. If the park fronts on two (2) or more streets, the foregoing minimum setbacks shall be required on all streets upon which the park fronts.

NOTE: For setbacks applicable along internal roads serving the park, see subsection 4 below.

2. Rear lot lines of the park.

No building or structure shall be erected, altered, located, reconstructed or enlarged nearer to the rear lot lines of a recreational vehicle park than twenty-five feet (25').

3. Side lot lines of the park.

No building or structure shall be erected, altered, located, reconstructed or enlarged nearer to the side lot lines of a recreational vehicle park than twenty-five feet (25').

4. Front yards of recreational vehicle spaces.

No recreational vehicle shall be placed and no building or structure shall be erected, altered, located, reconstructed or enlarged nearer than twenty feet (20') to the edge of a sidewalk where four feet (4') wide paved sidewalks are provided, or twenty-five feet (25') from the edge of pavement, where no such sidewalks are provided. Front yards shall be clear and unobstructed by tongues, accessories, or other items.

5. Side and rear yards of recreational vehicle spaces.

Side yards adjacent to a street shall be clear and unobstructed by accessories or other items. Tongues are permitted in side yards.

a. The minimum distance between recreational vehicles, including any additions thereto, shall be:

i. Fifteen feet (15') where the recreational vehicles are placed substantially end-to-end, or

ii. Thirty feet (30') in all other cases.

b. The minimum distance between accessory buildings and structures and decks, awnings, steps, porches, and other attachments to the recreational vehicles and similar features on neighboring recreational vehicle spaces shall be eight feet (8').

D. All recreational vehicle sites shall be numbered with the number of each lot clearly displayed in a manner visible from the street.

E. Public and private streets shall be named.

F. Street name signs meeting Augusta County Design Standard 80-4 shall be erected at all street intersections.

G. Private streets shall meet the following standards and specifications:

1. The minimum pavement width shall be eighteen feet (18'). Pavement width shall not include curb and gutter and shall meet the requirements of subparagraph 3 of this section.

2. The subbase and the base course shall meet the minimum specifications promulgated by the Virginia Department of Transportation.

3. The surface course shall meet the minimum standards for asphalt surface treatment promulgated by the Virginia Department of Transportation.

4. All banks and ditches shall be appropriately stabilized immediately upon completion of the work in accordance with the minimum standards promulgated pursuant to the Virginia Erosion and Sediment Control Law and Regulations.

5. Streets shall be designed to safely accommodate fire and rescue emergency vehicles.

6. The right-of-way of private streets shall be at least thirty feet (30') in width as evidenced by a duly recorded document or deed covenant, or both, which shall specify that no request will be made to have the lot served by a public street unless and until the street has been designed and constructed at no cost to the county or the Virginia Department of Transportation, to the then current standards for streets. Such document shall also specify the provisions for the construction, maintenance, and upkeep of private streets.

H. Every recreational vehicle site shall be at least five thousand square feet (5000 sq. ft.) in size and shall have direct vehicular access to the abutting required street or road system.

I. Two (2) off-street parking spaces, as required by article III of division A of this chapter shall be provided for each recreational vehicle site. No on-street parking shall be permitted.

J. Guest parking and parking at the school bus pick-up point(s) shall be provided in the park. In addition to the required parking for individual recreational vehicle units, an amount equal to 10% of the required parking spaces shall be provided. These requirements may be modified or waived in an individual case if the Board of Supervisors finds upon presentation of a parking study or similar documentation from the applicant that the public health, safety, or welfare would be equally or better served by the modification or waiver; that the modification or waiver would not be a departure from design practice; and that the modification or waiver would not otherwise be contrary to the purpose and intent of this chapter. In granting a modification or waiver, the Board of Supervisors may impose such conditions as deemed necessary to protect the public health, safety, or welfare.

K. No recreational vehicle site shall be sold or otherwise conveyed as a separate lot or condominium unit.

**§ 25-248. Electricity, public water and sewer required.**

A. All recreational vehicle sites shall be served by electricity, a public water supply, and a public sewer system; and

B. All recreational vehicles shall connect to the recreational vehicle site's electricity, public water supply, and public sewer system.

**§25-249. Curb, gutter and sidewalks/trails optional.**

Curb, gutter, and sidewalks/trails are optional. All recreational vehicle sites that have curb, gutter, and sidewalks must meet the applicable standards of the Virginia Department of Transportation (VDOT), or curb and gutter provided to the applicable standards of VDOT and internal pedestrian pathways or trails approved by the Augusta County Parks and Recreation Commission. Adequate provisions shall be made for the perpetual maintenance of such pathways or trails.

**§ 25-250. Common elements.**

Where common elements are part of a development in Recreational Vehicle Park Districts, they shall be established and evidenced by documents duly recorded prior to the lease or sale of any lot, structure, or use in the development. Such documents shall also specify the provisions for participation in and construction, maintenance, and upkeep of all such common elements. For purposes of this section, common elements shall include all facilities, open areas, and other uses of property in which individual lots, structures, uses, owners, or tenants have a beneficial interest in common with others.

**§ 25-250.1. Minimum single-family dwelling sizes.**

In Recreational Vehicle Park Districts, recreational vehicles or cabins may be smaller than the minimum size of single-family dwellings required by § 25-12 of division A of this chapter.

**§ 25-250.2. Site Plan required.**

A site plan meeting the requirements of division J article LXVII "Site Plan Review" shall be submitted and approved prior to the approval of any building, placement, or other development permit.

**§ 25-250.3. Height limitations.**

In Recreational Vehicle Park Districts, all buildings and structures shall be subject to the following height limitations:

A. No building or structure shall exceed thirty-five feet (35') in height.

B. In no case shall the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface, and conical surface as required in any Airport Overlay District.

C. For exceptions to height limitations, see § 25-15 of article II, division A, of this chapter.

(Ord. 6/22/11)

Sections 25-251 through 25-260 reserved.

Article XXV reserved.