

**AN AMENDMENT TO THE TOWN OF CAMERON ZONING ORDINANCE
TO PROVIDE FOR THE REGULATION OF CAMPGROUNDS AND RV PARKS**

Whereas, Moore County is experiencing tremendous growth as well as being a destination for golf, pottery, agritourism and equestrian activities; and

Whereas, the Town of Cameron (Town) is receiving interest from parties looking to site campgrounds and RV parks; and

Whereas, the Town’s development regulations needed to be updated to address this potential use; and.

Whereas, the Town Planning Board recommended consideration of modifications to Section 8 of the Zoning Code; and

Whereas, the Town Board of Commissioners conducted a duly advertised Public Hearing on April 11, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CAMERON BOARD OF COMMISSIONERS THAT:

Section 1.

The following amendments to the Town of Cameron Zoning Code shall be made.

1. The title of Section 8 shall be amended to read as “Manufactured Home Parks, Recreational Vehicle Parks, and Campgrounds”.
2. Insert “**Part 1. Manufactured Home Parks**” at the beginning of Section 8 to apply to Sections 8.1 through Section 8.6.
3. Following Section 8.6, insert the remaining text below:

Part 2. Recreational Vehicle Parks and Campgrounds

Recreational vehicle parks and campgrounds may be permitted as a Special Use only.

8.7 Definition. A lot under single ownership that has been developed or is intended to be developed for occupancy by tents, cabins, and all types of recreational vehicles including, tent trailers, for transient dwelling purposes.

8.8 Lot Layout. A campground shall be configured in accordance with the table below:

Configuration	
Feature	Requirement
Minimum Property Size	20 acres
Maximum Density	24 campsites per acre
Perimeter Buffer	Consistent with Section 8.4(G)
Minimum Campsite Size	1,000 Square Feet
Minimum Space Width	20 Feet

Minimum Setback of Buildings from Any Property Line	50 Feet
Minimum Common Open Space or Recreation Area	10% of Gross Site

8.9 Existing Campground. All new campgrounds and all expansions to existing campgrounds shall meet all standards set forth in this Ordinance.

8.10 Site Plan. The site plan shall comply with the requirements of Section 8.1.

8.11 Off-Street Parking.

- (A). Each tent campsite shall have two off-street parking spaces.
- (B). The minimum parking space dimensions shall be 9 feet by 18 feet.
- (C). Each recreational vehicle space shall have off-street parking for one recreational vehicle and parking space for at least one automobile in a tandem configuration.

8.12 Lighting

- (A). Interior lighting is required in any building open at night.
- (B). Lighting shall be provided for all recreation areas, bathrooms, and dumping areas, and parking areas (other than the campsite), shall be lit at night, either with a light mounted on the building or as a pole light.

8.13 Utilities

- (A). Drinking water and sanitary bathrooms (bathrooms and showers) facilities shall be available within twelve hundred (1,200) feet.
- (B). For recreational vehicle campgrounds, a minimum of one central sewage dumping station shall be provided for removing and disposing of waste from waste holding tanks.
- (C). Sanitary facilities and dumping stations shall be separated from any campsite by a minimum of 50 feet.
- (D). All water and sewage facilities shall be designed and installed according to the standards of the town, the Department of Health, and the NC Department of Environmental Quality.
- (E). No provision of utilities or “hookups” shall be constructed on tent-only campsites.

8.14 Streets

- (A). No space shall have direct access to a street.
- (B). All roadways within a campground shall be located outside of the campsite spaces.
- (C). Unpaved streets or easements shall be a minimum of 20 feet in width, with a minimum of four (4) inches base and a minimum vertical clearance of 13 feet six inches for accessibility by service and emergency vehicles.
- (D). Gates or barricades installed on fire apparatus access roads shall comply with the adopted North Carolina Fire Prevention Code.
- (E). All dead-end roadways shall be provided with a turnaround.
- (F). Permanent roadway name signs and stop signs shall be installed at intersections to all internal roadways.
- (G). Paved roadways shall be designed and constructed in compliance with NCDOT’s Subdivision Roads Minimum Construction Standards as certified by a professional North Carolina Engineer.

8.15 Accessory Uses

Customary accessory uses may be provided by the property owner, shall only be for the use of campers, and shall not have direct access to a public road, but shall about the internal roadway as approved by the town, including:

(A). Service buildings such as administrative offices, bath houses, laundry facilities, and camp stores may be provided for the use of campground users only which may sell camping supplies such as food, ice, personal supplies, etc.

(B). Recreational uses such as walking trails, lakes, swimming pools, and game rooms.

(C). A house or manufactured home may be located within the campground for the owner, manager, or caretaker of the campground.

8.16 Phasing

(A). When a campground is to be developed in phases, the proposed plan must be submitted for the entire development, and application for a zoning permit shall be made for each phase and spaces may then be rented upon issuance of the building permit.

(B). The first phase shall include no less than three spaces, NCDOT required or other applicable utilities and infrastructure shall be installed.

8.17 Prohibited Activities

(A). Storage of recreational vehicles, cars, boats, lumber, or other construction materials is prohibited. (B). No recreational vehicle shall be used as a permanent residence.

(C). No tent or recreational vehicle shall remain at the campground for more than 30 continuous days within a 60-day period.

(D). Selling of individual campsites is prohibited.

(E). Room additions and porches are not allowed in campsite spaces.

(F). Any action toward removal of wheels of a recreational vehicle is prohibited.

8.18 Emergency Action Plan

The facilities emergency action plan shall be submitted to the Moore County Department of Public Safety, if deemed necessary.

Section 2. This language shall become effective upon adoption.

The foregoing Ordinance, having been submitted to a vote, received the following vote and was duly adopted this 11th day of April, 2023.

Ayes: _____

Noes: _____

Absent or Excused: _____

Ginger Bauerband
Mayor Pro Tempore

ATTEST:

Wendy Butner
Town Clerk

