

## ASHE COUNTY, N.C. ORDINANCE

### CHAPTER 154: RECREATIONAL VEHICLE PARKS

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#### **\*154.01 PURPOSE AND AUTHORITY.**

- (A) Travel trailers have become an important factor in providing safe and sound housing for visitors coming to the county. The increasing acceptance of this type temporary home away from home is indicated by the constant number of recreational vehicles visiting the county. To maintain a safe, sanitary environment for occupants of RV parks, to protect the ecologically sensitive mountains and streams, these regulations are provided.
- (B) The following regulations for the protection of the public are hereby adopted pursuant to authority granted in the provisions of G.S. Chapter 153A, Article 18 inclusive.  
(Ord. Passed 3-22-95)

#### **\*154.02 DEFINITIONS.**

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

**CAMPING TRAILER.** A folding structure that is mounted on wheels, and designed for travel, recreation, and vacation use.

**COUNTY.** Ashe County, North Carolina.

**COUNTY COMMISSIONERS.** Ashe County Commissioners.

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**DEPENDENT TRAILER.** A trailer which is dependent upon a service building for toilet, shower and lavatory facilities.

**INDEPENDENT TRAILER.** A trailer that has kitchen and bath facilities but does not have the capability of disposing of water and sewage except as in \*154.03(B).

**MAY.** Is permissive.

**MOTOR HOME.** A portable, temporary dwelling used for travel, recreation, and vacation, that when constructed is an integral part of a self-propelled vehicle.

**PICK-UP COACH.** A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

**PLANNING BOARD.** The Ashe County Planning Board.

**SELF-CONTAINED TRAILER.** A trailer or motor home which can operate independent of connections for water, sewer, and electric systems. It contains a water flushed toilet, lavatory, bathing facilities, and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

**SHALL and WILL.** Are mandatory.

**TRAILER SPACE.** A parcel of land in a travel trailer park set aside for the placement of a single trailer and for the exclusive use of its occupants.

**TRAVEL TRAILER.** A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation, vacation uses, and shall be permanently identified as a travel trailer by the manufacturer.

**TRAVEL TRAILER PARK.** A parcel of land upon which three or more spaces are occupied or intended for occupancy by travel trailers for transient dwelling purposes regardless of whether or not a charge is made for such service. For the purpose of this chapter **TRAVEL TRAILER PARK** and **RV PARK** have the same meaning. (Ord. Passed 3-22-95)

### **\*154.03 GENERAL REGULATIONS.**

- (A) Travel trailers shall not hereafter be parked in any travel trailer park unless they are provided plumbing and sanitation facilities installed in conformity with these regulations and the requirements of the North Carolina Department of Environment, Health and Natural Resources, or their successor agency or agencies.

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- (B) Every independent travel trailer space shall provide a gas and watertight connection for sewage disposal which shall be connected to an underground sewage collection system discharging into a public or private disposal system.
- (C) No dependent travel trailer shall be parked at any time in a space designed and designated for an independent travel trailer unless public toilet and bath facilities are within 200 feet of the dependent trailer.
- (D) Every travel trailer park that has spaces for dependent trailers shall have at least one service building to provide necessary sanitation and laundry facilities. The service building shall be of permanent construction with interior finish of moisture resistant material which will withstand frequent washing and cleaning. The service building shall be well lighted and ventilated at all times.
- (E) For the purpose of this chapter certain words or terms used herein shall be interpreted as follows:
  - (1) The present tense includes the future tense and the future tense includes the present tense.
  - (2) The singular number includes the plural number and the plural number includes the singular number.(Ord. Passed 3-22-95)

### **\*154.04 PLAN PREPARATION AND APPROVAL PROCEDURE.**

No person shall construct, alter, or extend a travel trailer park within the county unless they have a valid permit issued by the County Planning Board in the name of such a person for the specific travel trailer park. The County Building Inspector and the North Carolina Department of Environment, Health and Natural Resources are authorized to refuse a permit, or to revoke a permit whenever upon inspection they find that the proposed travel trailer park does not comply with these regulations. No permit shall be issued until proper plans, specifications, and supporting data have been presented to the County Planning Board, and approved by them upon determination that the travel trailer park shall be constructed, altered, or extended to comply with these regulations.  
(Ord. Passed 3-22-95)

### **\*154.05 APPLICATION REQUIREMENTS.**

The owner of every trailer park, before providing space for the use and accommodation of independent, dependent or self contained travel trailers, shall make application for a permit and file eight sets of plans and specifications with the County Planning Board. The plans and specifications shall be in detail as follows:

- (A) Name and address of owner/and or authorized agent.
- (B) Location and legal description of the travel trailer park property.

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- (C) Complete plans and specifications of the proposed park showing:
1. A scaled plat of the plan for the park, indicating spaces, area, or portion of the park for independent, dependent, or self contained travel trailers. The scale of the plat shall be not less than one inch per 100 feet.
  2. Size, location and specification of park drainage system.
  3. Size, location and specifications of the water lines.
  4. Size, location and layout of the service building, sanitary stations, and other proposed structures.
  5. A scaled layout of a typical travel trailer site.
  6. The location of roadways and walkways.
  7. The location of sewer lines, sewage disposal facility and riser pipes.
  8. The location and details of lighting and electrical systems.
  9. Applications and plans shall bear the approval of the County Planning Board.
  10. The issuance of a permit shall not constitute approval of any violation of this chapter or of any county or state regulation.
  11. An approved set of plans and a copy of the permit shall be kept on the park premises until the final inspection is made.
- (Ord. Passed 3-22-95)

### **\*154.06 TRAVEL TRAILER PARK SPECIFICATIONS.**

- (A) Every travel trailer park shall contain at least three spaces. Travel trailers shall only be located in approved spots.
- (B) Each space shall consist of at least 2,000 square feet.
- (C) Parking spaces sufficient to accommodate at least one motor and/or camping vehicle shall be constructed within each space. No more than one camping vehicle may be parked in any one space.
- (D) All spaces developed adjacent to a public street or highway shall be set back a minimum of 40 feet from the street or highway right-of-way.
- (E) All spaces shall be located on sites with elevations that are not susceptible to flooding. Spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be graded to provide adequate drainage away from the space.
- (F) The park shall have all weather roads that directly abut each space. All road rights-of-way shall be a minimum of 20 feet except that one-way roads may have a minimum of 12 feet. In areas of heavy vehicular use, 30-foot rights-

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of-way shall be required. No space shall have direct vehicular access to public street or highway.

- (G) The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
- (H) 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 vending machines for the park residents use only. All toilet, shower, lavatory, and laundry facilities shall be maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted, easily and conveniently located.
- (I) The water supply, sewage disposal, and sanitary facilities shall meet or exceed the requirements of the North Carolina Department of Environment, Health and Natural Resources, or their successor organization.
  - 1. Sewage dumping stations shall be approved by the North Carolina Department of Environment, Health and Natural Resources, or their successor organization.
  - 2. No method of sewage disposal shall be installed, altered, or used without the approval of the North Carolina Department of Environment, Health and Natural Resources, or their successor organization. All sewage waste from each park, including waste from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water appliances not herein mentioned, shall be piped into the park's sewage system or systems.
- (J) The collection, storage, and disposal of garbage and refuse shall be so managed as not to create a health hazard or damage to the environment.
- (K) Each park shall provide  $\frac{1}{4}$  acre of open park space for every 50 trailer spaces in the park. This open park space is to be utilized by the campers. The park owner is responsible for the development and maintenance of open or park space areas.
- (L) It shall be unlawful for a person to park or store a mobile home in a travel trailer park. However, one mobile home may be allowed in a travel trailer park to be used as an office and one mobile home to be used for a residence of a person or persons responsible for the operation and maintenance of the travel trailer park.
- (M) All buildings shall be constructed in accordance with the county building codes.

(Ord. Passed 3-22-95)

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### **\*154.07 REGISTRATION.**

It shall be the duty of the operator of the travel trailer park to keep an accurate register containing a record of all occupants of the park. The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of information contained in the register. The register shall contain the following information:

- (A) Name and address of the occupants of each space;
- (B) Date entering and leaving the park;
- (C) The license number of each vehicle (car, truck, camping vehicle, etc.) state of issuance, and make and type of equipment.

(Ord. Passed 3-22-95)

### **\*154.08 MINIMUM REQUIREMENTS.**

The provisions of this chapter shall be held to be minimum requirements, adopted for promotion of the public health, safety, moral, and general welfare of the public. Whenever the requirements of this chapter are at variance with the requirements of any other lawfully adopted regulations the most restrictive or that imposing the higher standards shall prevail.

(Ord. Passed 3-22-95)

### **\*154.09 VARIANCES.**

Where, because of conditions peculiar to the site, strict adherence to the provisions to this chapter would cause unnecessary hardships, the Planning Board may authorize a variance, if such variance can be made without destroying the intent of this chapter. Variances thus authorized shall be entered in writing in the official minutes of the Planning Board with the reasoning set forth on which the departure from this chapter was justified. All requests for variances must be made in writing by the builder/developer.

(Ord. Passed 3-22-95)

### **\*154.10 AMENDMENTS.**

- (A) The provisions of this chapter may from time to time be amended, supplemented, changed, modified, or repealed by the County Commissioners.
- (B) The Planning Board shall consider and make recommendations to the County Commissioners concerning each proposed amendment.

(Ord. Passed 3-22-95)

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### **\*154.99 PENALTY.**

If any person shall violate the rules and regulations adopted by the County Commissioners or the North Carolina Department of Environment, Health and Natural Resources, or their successor organization, they shall be guilty of a misdemeanor and punishable by a fine not to exceed \$500 or imprisonment not exceeding 30 days, as provided by G.S. Chapter 130, Article 22, Section 203.  
(Ord. Passed 3-22-95)