

Recreational Vehicle Parks

Section 12-20. – Definitions

Recreational vehicle (RV). A vehicle that is:

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck; and
- (4) Designed primarily not for use as a permanent dwelling, but rather as temporary living quarters for recreational, camping, travel, or seasonal use.

Recreational vehicle park. A plot of land that is established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational vehicle site: A designated space for parking a recreational vehicle inside of a recreational vehicle park.

Sec. 12-124. – Table of Permitted Uses

Table of Permitted Uses										
	NAICS	RA	RR	R	RM	NB	GB	CP	LI	HI
ACCOMODATION AND FOOD SERVICES										
Recreational Vehicle Parks	72120	C		C			Z	C		

Sec. 12-161. – Recreational Vehicle Parks

- A. The purpose of these regulations is to allow for the placement and growth of Recreational Vehicle Parks while maintaining the health, safety, and general welfare standards of established residential and commercial areas in Cleveland County.
- B. Recreational Vehicle Parks shall be allowed pursuant to section 12-124 and are subject to the following standards:
 1. No Recreational Vehicle park shall exist on a single parcel that is less than three (3) acres in size.
 2. New recreational vehicle parks shall be located at least one (1) mile from any existing recreational vehicle park.
 3. Density
 - a. There shall be no more than six (6) recreational vehicle sites per acre within a single recreational vehicle park.
 - b. For Recreational Vehicle Parks within the Water supply overlay district, there shall be no more than three (3) recreational vehicle sites per one (1) acre.

- c. Each recreational vehicle site shall include a parking spot that is at least twenty (20) feet wide and forty (40) feet long.
- 4. Setbacks
 - a. A setback of one hundred (100) feet shall be required from all public or private rights-of-way, and a setback of fifty (50) feet shall be required from all other property lines.
 - b. A setback of twenty (20) feet shall be required between recreational vehicle sites.
- 5. Type B screening, as outlined in section 12-305, shall be required along all exterior property lines, unless existing screening is deemed sufficient by the Administrator or the Board of Adjustment.
- 6. Roads and road access
 - a. No recreational vehicle site shall have direct access to a public road. Rather, all recreational vehicle sites shall be accessible only from interior roads.
 - b. Interior roads shall have a minimum width of twenty (20) feet and shall have a maximum length of one thousand (1000) feet.
 - c. Interior roads shall be made of an all-weather driving surface capable of supporting emergency vehicles in accordance with the Fire Apparatus Roads Standards in the North Carolina Fire Code.
- 7. One non-illuminated sign allowed with a maximum area of twenty-five (25) square feet shall be allowed. The sign shall be set back a minimum of ten (10) feet from any property line or road right-of-way. No other signage shall be permitted unless required by law.
- 8. Each recreational vehicle site shall have an address posted thereon to distinguish it from other sites on the property.
- 9. The applicant shall obtain any required local and state permits such as environmental, building and North Carolina Department of Transportation driveway permits.
- C. A site plan shall be submitted to the Administrator or the Board of Adjustment prior to approval. The site plan shall show any existing or proposed development or structures, including the location and number of all proposed sites, roads, setbacks, screening, and landmarks. The site plan shall further comply with Section 12-33 of the Cleveland County Unified Development Ordinance.