

ORDINANCE TO AMEND THE CITY OF MOUNT AIRY ZONING ORDINANCE
SR 22-Recreational Vehicle Parks

Per the Board of Commissioners request, the City of Mount Airy Planning Staff have amended the Zoning Ordinance provisions pertaining to recreational vehicle parks:

NOW, THEREFORE, BE IT ORDAINED by the City of Mount Airy Board of Commissioners that the following Statement of Consistency is hereby adopted:

Statement of Consistency:

"The proposed amendments are consistent with the Land Use & Growth Management goal of establishing a sustainable land development pattern that complements the character of the City, utilizes existing resources and promotes economic development."

BE IT FURTHER ORDAINED that the City of Mount Airy Zoning Ordinance be amended as follows:

USE TYPES	R-20	R-15	R-8	R-6	R-4	B-1	B-2	B-3	B-4	B-5	M-1	SR
Recreational Uses *												
Recreational vehicle park or campsite							S		X S		X	22

Move from Business, Professional and Personal Services to Recreational Uses

SR 22 Recreational Vehicle Parks ~~or Campsites~~

Such uses shall comply with the following standards:

A. Yard Requirements

The following yard requirements are hereby established:

1. Exterior. ~~Along any public street or public right of way, a setback of at least forty (40') feet from the edge of the public right of way shall be maintained.~~ Along any property line and public street or right-of-way, a setback of at least forty (40') feet shall be maintained.
2. Distance between trailers. A distance of at least ten (10') feet shall be maintained between trailers and/or structures. Any accessory structures such as attached awnings, carports or individual storage

facilities, shall, for the purpose of this requirement, be considered a part of the trailer.

B. Open Space

A recreational area of not less than ten (10%) percent of the gross site area or twenty-five hundred (2,500ft²) square feet, whichever is greater, shall be maintained in a central and convenient location to all trailer spaces.

C. Lot Area

The lot for the park shall be a minimum of ~~five (5)~~ **ten (10)** acres.

D. Density

The density shall not exceed twenty (20) trailer spaces per acre of gross area.

E. Parking

Adequate off-street parking and maneuvering space shall be provided on-site. The use of any public street, sidewalk or right-of-way or any other private grounds not a part of the travel trailer parking area for the parking or maneuvering of vehicles is prohibited.

F. Streets

All internal roadways shall be stabilized and of adequate width to accommodate the volume and type of anticipated traffic, and in any event, shall comply with the following minimum requirements:

1. Internal one-way roadway and roadways on which parking is prohibited shall not extend for more than five-hundred (500') feet in total length; serve less than twenty (20) trailer spaces; and be at least twenty (20') feet in width.
2. Internal one-way roadway and roadways on which parking is permitted on one side and two-way roadways, which do not allow parking, shall be at least twenty-four (24') feet in width.
3. Internal two-way roadways, which permit parking on one side, only shall be at least twenty-seven (27') feet in width.
4. Internal two-way roadways, which permit parking on both sides, shall be at least thirty-four (34') feet in width.

G. Public Water

~~Each travel trailer parking area shall be connected to an approved water supply system, which provides an accessible, adequate, safe and potable~~

~~supply of water.~~ Each travel trailer site, bathhouse(s), and the park manager's residence shall be connected to public water.

H. Sanitary Sewer

~~An adequate and safe sewer system shall be provided in all travel trailer parking areas. Such system shall either be a municipal system or a system approved by the appropriate County or State agency vested with the authority to approve sewage disposal systems.~~ Each travel trailer site, bathhouse(s) and the park manager's residence shall be connected to public sanitary sewer.

I. Screening

A screening device at least six (6') feet high and ninety (90%) percent opaque shall be provided where the use adjoins residentially zoned property.

J. Bathhouse

A central service building containing ~~all necessary~~ toilets, ~~bathhouses~~ bathing facilities and other plumbing fixtures specified in the most current edition of the North Carolina State Plumbing Code, as amended, shall be provided ~~in all travel trailer parking areas~~. A service building shall be conveniently located within a radius of three-hundred (300') feet to ~~spaces the sites, which~~ that it serves.

K. Trash

~~The storage, collection, and disposal of trash and refuse in the travel trailer parking area shall be handled by a dumpster provided by the owner.~~ A shared trash and refuse disposal area shall be provided in a convenient location to all sites. See Section 10.6.A for screening requirements.

L. Time of Stay

Neither any person nor any mobile unit shall occupy a trailer space or the travel trailer parking area for a period in excess of thirty (30) days. A register of all occupants, the space occupied, and the time of arrival and departure shall be maintained.

M. Park Manager

All recreational vehicle parks shall have an on-site manager. The contact information for the on-site manager shall be kept on file in the Planning & Development Department. ~~An approved Sedimentation and Erosion Control Plan is necessary if disturbing one (1) acre or more of land.~~

N. Tent Sites Prohibited

Tent sites shall not be permitted in the recreational vehicle park.

BE IT FURTHER ORDAINED this ordinance shall become effective upon approval.

Approved and adopted this the 15th day of February, 2024.