

CITY OF RANSON, WEST VIRGINIA

ORDINANCE #2011-222

AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 19, SECTION 19-8(c); CHAPTER 19, SECTION 19-10(c); CHAPTER 19, SECTION 19-22(c); CHAPTER 19, SECTION 19-23(c) AND ENACTING CHAPTER 19, SECTION 24 "PRIVATE RECREATIONAL VEHICLE (RV) PARKS AND CAMPGROUNDS" OF THE RANSON MUNICIPAL CODE FOR THE PURPOSES OF ADDING "PRIVATE RECREATIONAL VEHICLE (RV) PARKS AND CAMPGROUNDS" AS A SPECIAL EXCEPTION IN CERTAIN ZONING DISTRICTS, ESTABLISHING SPECIFIC GUIDELINES AND OTHER RELATED PURPOSES.

Be it enacted and ordained by the Council of the City of Ranson that the Ranson Municipal Code be modified and enacted as follows:

Insert the following subsections:

Sec. 19-8(c). Highway Commercial (HC) district.

Special exceptions.

(6) Recreational RV Parks and Campgrounds provided that such use complies with Chapter 19, Section 19-24 of the Ranson Municipal Code, as amended, and upon a finding that the use will complement and contribute to the economic vitality of the district.

Sec. 19-10(c). Racetrack Commercial (RC) district.

Special exceptions.

(3) Recreational RV Parks and Campgrounds provided that such use complies with Chapter 19, Section 19-24 of the Ranson Municipal Code, as amended.

Sec. 19-22(c). Rural reserve district (RR).

Special exceptions.

(5) Recreational RV Parks and Campgrounds provided that such use complies with Chapter 19, Section 19-24 of the Ranson Municipal Code, as amended, and upon a finding that a) adequate thoroughfare access exists to prevent undue traffic congestion, b) the activities at the location will not have an adverse effect upon the adjoining properties, and c) noise, odor, smoke, dust, illumination, and/or traffic or other adverse impacts are not likely to affect the surrounding developed property and uses or the quiet enjoyment of residential properties.

Sec. 19-23(c). - Suburban homestead district.

Special exceptions.

(14) Recreational RV Parks and Campgrounds provided that such use complies with Chapter 19, Section 19-24 of the Ranson Municipal Code, as amended, and upon a finding that a) adequate thoroughfare access exists to prevent undue traffic congestion, b) the activities at the location will not have an adverse effect upon the adjoining properties, and c) noise, odor, smoke, dust, illumination, and/or traffic or other adverse impacts are not likely to affect the surrounding developed property and uses or the quiet enjoyment of residential properties.

Section 1.

Sec. 19-24. Private Recreational Vehicle Parks and Campgrounds.

(A) *Purpose:* The purpose of this section is to establish specific guidelines for Private Recreational Vehicle (RV) Parks and Campgrounds that are permitted by special exception in certain zoning districts within the City of Ranson and to accommodate private establishments primarily engaged in operating sites for recreational campers and their equipment, including tents, tent trailers, travel trailers, and RVs, with sufficient open space provided for park users and adequate screening. These establishments may provide access to on-site facilities, such as washrooms, laundry rooms, recreation halls and playgrounds, stores, and snack bars. These regulations are designed to allow for an economical use of land while creating an attractive, functional and safe environment that is compatible with surrounding properties. Ideal locations will feature accessibility from an arterial street, available utilities, and close proximity to services which will meet the needs of anticipated users.

(B) *Applicability and Where Permitted:* This section shall apply to all private campgrounds and RV parks. Such uses are permitted by special exception in certain zoning districts subject to the provisions detailed in Chapter 19, Section 19-18 and on parcels equal to or greater than ten (10) gross acres and less than forty (40) gross acres and fronting an improved city or state-maintained roadway.

(C) *Principally permitted uses:* Principally permitted uses in the RV Park and Campground overlay zoning district are as follows.

- (1) Recreational vehicles to include: Class A, Class B, Class C; travel trailers, and tent trailers.
- (2) Tent Campsites.
- (3) Individual cabins provided that they are solely owned by the campground.
- (4) Campground Manager / Groundskeeper homes/cabins provided that they are solely owned by campground.

(D) *Permitted Accessory Uses:*

- (1) Management offices and living quarters.
- (2) Recreation facilities, such as swimming pools, activity buildings, tennis courts, playgrounds and similar uses.
- (3) Service buildings, including toilets, bathing, laundry, grounds maintenance storage and utility.
- (4) Security guard kiosk at the park entrance(s).
- (5) Retail and service uses intended primarily for park users, such as stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in zoning districts permitting such uses.
- (6) Signs, as provided in subsection (L).

(E) *General Requirements:*

- (1) The entirety of the RV park and campgrounds and all principal and accessory uses shall be located on one tract or parcel of land. Any property merger or subdivision necessary to meet the acreage requirements must be approved by the City and recorded in the Land Records of Jefferson County prior to Site Plan approval.
- (2) A Site Plan shall be prepared and submitted to the City and other applicable review agencies as required. Site Plans for private campgrounds/RV parks shall comply with the requirements of Section 19-14.
- (3) License required. It shall be unlawful for any person to operate any RV park or campground within City limits unless he/she holds a valid business license issued annually by the City of Ranson in the name of such person for the specific park. The applicant shall make all applications for the licenses on forms furnished by the City. All other required licenses and agency permits for approval and operation of the establishment(s) shall be the responsibility of the owner and operator.
- (4) No campsite shall be used as a permanent place of abode, dwelling, or business. Continuous occupancy extending beyond 91 days or intermittent occupancy exceeding 180 days in any 12-month period within any portion of the campground/RV park shall be presumed to be permanent occupancy. The owner of the establishment shall be required to maintain accurate accounting of occupancy time, which shall be subject to inspection by the City. Guest registration should include name, permanent address, license plate number and state, driver's license number and state, site rented, arrival and departure dates.
- (5) Any action toward removal of wheels of a travel trailer, except for temporary purposes of repair or to temporarily attach the trailer to the ground for stabilizing purposes, shall be prohibited.

(6) Accessory uses shall be owned by owner of the park and so designed and developed so as to blend with the park's design and natural setting. Such uses shall be clearly accessory to the principal use as a campground / recreational vehicle park. Accessory uses shall include management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of the campground. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in zoning districts permitting such uses subject to the following conditions:

- a. Such establishments and the parking areas primarily related to their operation shall not occupy more than 10 percent of the gross area of the park;
- b. Such establishments shall be restricted in their use to registered occupants of the park, their authorized guests and/or related park association members;
- c. Such establishments shall present no visible evidence from any public road of their commercial character; and.
- d. Individual sites within the park are not allowed to have accessory structures as defined herein.

(7) Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose, which would expose persons or property to hazards.

- a. Exposed ground surfaces in all parts of the park shall be paved, covered with stone, rock or other similar solid materials, or protected with a vegetative ground cover that is capable of preventing soil erosion and of eliminating objectionable dust.
- b. Surface drainage plans for the entire tract of land shall be reviewed by the City and other applicable review agencies to determine whether the proposed plan is compatible with the surrounding existing drainage pattern and relevant drainage plans, prior to issuance of site plan approval and building permits. No permit shall be issued where it is determined that the plan is incompatible with surrounding areas.
- c. The ground surface in all parts of the park shall be graded and designed to drain all stormwater and surface runoff in a safe and efficient manner. Drainage analysis for the site, including contributing drainage areas, discharge points, and receiving channels, shall be performed by a licensed professional engineer.

Easements for the conveyance of surface water off-site to an adequate receiving channel shall be obtained, if necessary.

(F) *Dimensional Requirements:*

(1) Maximum density shall be limited to 15 campsites per acre, including public areas, rights-of-way, watercourses, and other areas as may be set forth.

(2) Only one (1) recreational vehicle, travel trailer, tent trailer, tent, or cabin is permitted per campsite. Additionally, each rented campsite may erect a maximum of two (2) temporary outdoor structures that are not intended for overnight sleeping for the purposes of providing shade or screened enclosure, includes tarp, umbrella, canopy, screen room, or similar.

(3) In no case shall any campsite contain less than 2,100 square feet. To the greatest extent possible, campsites shall be developed to preserve their natural character. Campsites shall be level and well drained.

(4) Each campsite shall meet the following minimum dimensions based upon type of use:

<u>Type</u>	<u>Width</u>	<u>Depth</u>	<u>Driveway Length</u>
Tent	35'	60'	30'
Cabin	40'	70'	30'
RV Back-in	40'	70'	60'
RV Pull-thru	40'	90'	90'

(5) Campsite Setbacks: All recreational vehicles, travel trailers, tent trailers, tents, cabins, additional temporary outdoor structures, fire rings and automobiles (and any detached individual storage building) shall maintain the following lot/space setbacks (measurements are taken from the leading edge of any carport, patio cover, awning or other extension):

Front	10'
Side	5'
Rear	10'
Corner side	10'
Distance between recreational vehicles	10'

Any accessory structures such as attached awnings, carports, or individual storage facilities shall, for the purpose of this separation requirement, be considered part of the recreational vehicle.

(6) Campsites and off-street parking spaces shall not be within the setback areas required for main buildings or principal structures.

(7) Setback areas for campsites shall contain natural vegetation or be landscaped and shall be used for no other purposes, including picnic tables and fire rings.

(8) The minimum setback of any building, structure, or campsite from a public road right-of-way shall be 25 feet from the edge of the right-of-way. The minimum setback of any building or structure from the interior road shall be 10 feet from the edge of pavement.

(9) Individual cabins shall contain a minimum interior livable area of 120 square feet. The exterior dimensions of the cabin, including any roof, cantilever, deck, bay windows or any other protrusions, are not permitted to encroach into the campsite setback.

(10) The minimum exterior front, side and rear property line setbacks, when abutting residentially used or zoned areas, shall be 50 feet. In all other cases, the exterior front, side and rear property line setbacks shall be at least 25 feet. The 10 feet setback for a perimeter screening wall shall be included within the 50 feet calculation. No structures or paved surfaces are permitted within the exterior property line setbacks, except for the entrance and exit points. However, if the exterior property line setback is increased by ten (10) feet along any portion of the perimeter, a pedestrian/bicycle path of not more than 8 feet in width, trail markers of height less than 4 feet, and pedestrian sitting bench may be placed in that portion of setback provided they are located not closer than 10 feet to the adjoining property line and on the inside of any screening wall. The exterior property line setbacks shall be kept free of all structures and vehicles and shall have vegetative ground cover.

(G) Access and Road Requirements:

(1) Entrance/exit roadways shall be located not closer than 150 feet from the intersection of public roads.

(2) Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic into and out of the park. The need for turning lanes, acceleration/deceleration lanes and other safety measures at the entrance/exit will be determined in consultation with a traffic engineer.

(3) Entrance/exit from public roadways shall have a concrete apron commercial entrance with minimum 25-foot radius. Two-way entrances/exits shall be divided by a landscaped median with minimum dimensions of 5 feet width and 20 feet length. Attention to maintaining a clear line of site shall determine the plantings used.

(4) Internal private roadway shall have a maximum 3% grade for a distance of at least 50 feet from the edge of the public right-of-way.

(5) Internal private roadways shall be constructed of concrete, asphalt, gravel or crushed stone. Within 100 feet of driving distance from the entrance/exit onto a public right-of-way, the internal private roadway shall be constructed of concrete or asphalt.

(6) Internal private roadways without access to campsites shall have the following minimum and maximum pavement widths:

<u>Travel Direction</u>	<u>Minimum</u>	<u>Maximum</u>
One-way	12 feet	18 feet
Two-way	22 feet	32 feet

(7) Internal roadways with access to campsites shall have a minimum pavement width of fifteen (15) feet for one-way travel and twenty-four (24) feet for two-way travel. Pavement widths in excess of thirty (35) feet require approval from the Planning Commission.

(8) Internal roadways shall maintain a minimum turning radius of fifty (50) feet. Dead-end roadways are discouraged, but if necessary shall terminate in a cul-de-sac of at least one-hundred foot diameter; however, in no case shall a cul-de-sac exceed six hundred (600) feet in length.

(9) No campsite shall be accessed from the internal private roadway within 100 feet of driving distance from the entrance/exit onto a public right-of-way.

(10) Each campsite within the park shall have access to a private driveway, which shall have access to the internal private roadway. No campsite shall be accessed from the public right-of-way. The private driveway shall be constructed of materials capable of minimizing soil erosion, such as gravel or other pavement, and shall have minimum dimensions of 10 feet width and length determined by use. Low impact design alternatives are encouraged.

(11) All access to each campsite and to all on-site amenities and facilities shall be from the interior of the park only.

(12) All paved surfaces shall be kept in good repair.

(H) *Parking Requirements:*

(1) Parking within the park is to be provided with the following ratios:

(a) On-lot space: At least one parking space (on a dust-free surface) is to be provided on each campsite.

(b) Guest: Paved parking (off any interior drives) is to be provided within the park at the ratio of one space for every five campsites. Minimum dimensions for perpendicular parking are 10' width and 20' length.

(2) Parking is prohibited in the following locations:

- (a) Within fifty (50) feet of the entrance/exit.
- (b) Along any internal private roadway.

(I) *Utility Requirements:*

- (1) Proposals for dumping stations and common toilets and restrooms, laundries, and baths shall have the approval and be subject to the requirements of the County Health Department. All community water facility proposals shall be approved and be subject to the requirements of the County Health Department.
- (2) All water supply facilities shall have the approval of the County Health Department. All sewer facilities improvements shall have the approval of the County Health Department.
- (3) All structures, water, sewer and utility improvements within the campground/RV park shall comply with the Ranson Building Code.
- (4) All utility lines, including electric, cable, and telephone, shall be located underground.
- (5) Means of fire suppression shall be provided within 600' of campsites by fire hydrant, pond with dry hydrant, or 20,000 gal tank.

(J) *Screening Requirements:*

- (1) Where campgrounds/RV parks abut a residential district, a permanent buffer yard of at least 50 feet shall be established with adequate restrictive covenants to prohibit development within the buffer yard. A solid (brick, stone and/or concrete) decorative fence shall be erected between the residential area and campground, which shall be a minimum height of at least 8 feet and shall be erected at least ten (10) feet but not more than thirty (30) feet from the property line. Such fence shall complement the adjacent environment. Wood fences are prohibited.
- (2) Exterior property line setbacks shall be landscaped in an effort to provide visual screening. At a minimum, one large deciduous tree shall be provided every 100 feet and one large evergreen tree shall be provided every 40 feet around the perimeter.
- (3) Landscaping at the entrance/exit of the park shall maintain a clear site triangle. Within the clear site triangle, ground shrubs shall be pruned to a maximum height of 2 feet; trees shall be pruned to a minimum foliage height of six feet. Live tree trunks three feet in diameter or less are excluded from this restriction.

(K) *Recreational Amenity Requirements:*

(1) Each park shall provide a recreational area equal in size to at least twenty percent (20%) of the gross area of the park. Streets, roads, drives, parking areas, required setbacks, storm water management areas and park service facility areas shall not be included in the required recreational area. However, if the exterior property line setback is increased by ten (10) feet as provided in Section 19-24(F)(10), the area of the pedestrian/bicycle path may be credited towards this requirement. The recreational areas must be land that is usable for the purpose and not, for example, low wetland. Recreation areas include space for community buildings and community use facilities (except restroom and shower facilities), adult recreation (i.e., basketball, tennis, volleyball courts, etc.) and playgrounds for children, and swimming pools.

(2) Each park must have an office for the manager of the facility. Each park must have bathroom and shower facilities, as well as laundry and vending facilities. All facilities used by occupants must be well lit inside and out during the night hours. All facilities must meet applicable codes adopted by the City.

(3) Any enclosed structure provided for public use may be reviewed by the State Fire Marshall for building code compliance.

(L) *Signage:*

(1) No sign of height greater than 2 feet shall be permitted within the clear site triangle at the park entrance/exit onto a public right-of-way. A clear site triangle shall be provided on both sides of the entrance/exit.

(2) Detached signs shall be limited to two one-sided signs or one two-sided sign per entrance/exit from a public right-of-way, and shall be a low-profile, monument-style sign, no greater than four feet in height and twenty-four square feet in size, including any supporting structure. The supporting structure shall be constructed of durable materials and colored to complement the development. The base of the sign shall be constructed of masonry materials, such as brick or stone or decorative concrete. Signs mounted to the required screening wall shall be considered detached signs, with the size limit of twenty-four square feet.

(3) Attached signs shall be allowed to be placed on buildings interior to the park (such as guard, office, and recreational buildings) only, and are limited to a total of two such signs per building side; irregularly shaped buildings shall not exceed eight attached signs, with a maximum of two signs on each side: front, left side, right side and rear. No single attached sign shall exceed six square feet in size, including any decorative background.

(4) Address sign for each individual lot/space/campsite is required, with one address sign per lot/space and limited to one square foot in size per sign. Said address sign is to be placed so as to be visible from the adjacent interior drive and may be internally illuminated.

(5) Directional and similar type signs shall conform to the city's sign code.

(6) Campgrounds on a parcel adjacent to a limited/controlled access four-lane highway such as Routes 9 and 340 shall be permitted to erect one (1) pylon or pole sign along the frontage of the highway. This sign and all supporting or decorative members shall not exceed 15 feet in height and 15 feet in width and shall be limited to a sign face area of 90 square feet on each side.

(M) *Mobile Homes:* Placement of mobile or manufactured homes on recreational vehicle lots (spaces) is prohibited.

(N) *Maintenance:* Provisions for the private maintenance of recreational vehicles, recreational vehicle lots (spaces), buildings, screening walls, interior streets, signage and any common/open space areas to be provided.

(O) *Trash Enclosures:* All trash enclosures are to meet City standards, and are to be colored and treated to complement the development.

(P) *Hitches:* All hitches on any fifth-wheel, travel trailer or similarly-styled recreational vehicles shall be shrouded by a covered cloth, canvas or similar material to screen, conceal and protect the hitch when such units are located within the park.

(Q) *Laundry:* Outdoor laundry drying areas are prohibited.

(R) *Furniture:* There shall be no exposed outdoor storage of furniture (except lawn furniture), household goods, tools, equipment, or building materials or supplies.

(S) *Lighting:* All exterior park lights shall be so located and shielded to prevent direct illumination of any areas outside the park.

(T) *Landscaping:*

(1) Areas of the site not occupied by buildings, pavement, sidewalks, required screening, required parking area landscaping, required safety islands, or other required improvements shall be landscaped.

(2) Newly planted shade and landscape trees shall be of satisfactory species and shall have a minimum caliper of one inch in diameter measured at four foot. Evergreen trees shall be at least four feet tall at planting. Shrubs shall be at least two feet tall at planting or transplanted from a five gallon container

(3) All trees, shrubbery, and other plantings that fail to survive a period of 12 months following as-built certification shall be replaced by the owner at no cost or expense to the city. Said replacement shall be within a time agreed upon by the planning commission or its representative.

(4) At a minimum one (1) medium to large tree shall be planted for every 4 campsites within the campsite setback area.

(5) Parking lot landscaping.

(a) Any parking lot containing six or more spaces shall have both peripheral and internal landscaping.

(b) Interior landscaping area shall contain not less than five percent of the total area of the parking lot, exclusive of the peripheral area landscaping and any planting or landscaping within six feet of a building and any transitional buffering that is otherwise required. This required landscaping must be reasonably dispersed though the parking lot and situated in planting area of sufficient size and dimensions both to protect the landscape as well as provide sufficient space for adequate growing conditions.

(c) A maximum of 10 parking spaces uninterrupted by a landscape island is permitted. The island must be at least nine feet wide and contain at least 162 square feet of area.

(6) No cut or fill slopes shall go un-stabilized for more than ten calendar days.

(7) The planning commission may waive or modify the requirements of this section in heavily wooded areas, in area unsuitable for planting, or because of other exceptional conditions and/or may require supplementary planting.

(U) *Burn Bans:* The park manager and/or operator of the campground shall stay abreast of information and restrictions concerning open burning. Burn bans issued by the Governor's Office must be clearly posted at the park registration office.

(V – Y) Reserved.

(Z) *Definitions:*

Campsite – designated area in a recreational vehicle park or campground that has been reserved for the placement of temporary living quarters for recreational camping: cabin, tent, recreational vehicle (i.e., motor home, 5th wheel trailer, travel trailer, tent trailer, or similar).

City – City of Ranson.

Clear Site Triangle – triangle delineated by measuring 25 feet along the edge of the right-of-way and 25 feet along the edge of the paved interior roadway.

Site Plan – plan meeting the criteria set forth in Section 19-14, as amended, and clearly delineating design requirements.

Adopted by the City Council of the City of Ranson after a 1st reading on February 15, 2011 and a 2nd reading on March 1, 2011 by a vote of 7 in the affirmative, 0 in the negative with 0 abstentions.

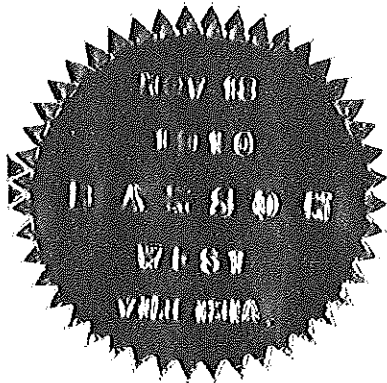
A. David Hamill

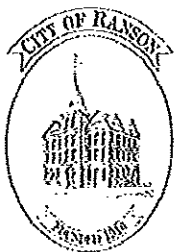
A. David Hamill
Mayor

ATTEST:

Ray A. Braithwaite

Ray A. Braithwaite
Recorder





PLANNING COMMISSION

RANSON, WEST VIRGINIA

RESOLUTION # 11-03

A RESOLUTION OF THE RANSON PLANNING COMMISSION RECOMMENDING A ZONING AMENDMENT TO RANSON MUNICIPAL CODE BY AMENDING AND RE-ENACTING CHAPTER 19, SECTION 19-8(c); CHAPTER 19, SECTION 19-10(c); CHAPTER 19, SECTION 19-22(c); CHAPTER 19-23(c) AND ENACTING CHAPTER 19, SECTION 24 "PRIVATE RECREATIONAL VEHICLE (RV) PARKS AND CAMPGROUNDS" FOR THE PURPOSES OF ADDING "PRIVATE RECREATIONAL VEHICLE (RV) PARKS AND CAMPGROUNDS" AS A SPECIAL EXCEPTION IN CERTAIN ZONING DISTRICTS, ESTABLISHING SPECIFIC GUIDELINES AND OTHER RELATED PURPOSES.

WHEREAS, West Virginia Code § 8A-7-8 permits the City Council of the City of Ranson to amend the zoning ordinance without holding an election with the advice and consent of the Ranson Planning Commission; and

WHEREAS, the City Planner of the City of Ranson has submitted the proposed amendments to the Ranson Planning Commission for review and recommendation; and

WHEREAS, the Ranson Planning Commission has reviewed the proposed amendments to the Ranson Zoning Ordinance as set out in proposed Ordinance #~~2011~~²²² which is attached to this Resolution, amending and re-enacting Chapter 19, Section 19-8(c); Chapter 19, Section 19-10(c); Chapter 19, Section 19-22(c); Chapter 19-23(c) and enacting Chapter 19, Section 24 "Private Recreational Vehicle (RV) Parks and Campgrounds" of the Code of Ranson, West Virginia, for the purposes of adding "Private Recreational Vehicle (RV) Parks and Campgrounds" as a special exception in certain zoning districts, establishing specific guidelines and other related purposes; and

PC Resolution #11-03: RV Parks and Campgrounds

WHEREAS, the Ranson Planning Commission finds that the proposed amendments to the zoning ordinance are consistent with the purposes of zoning and consistent with the City of Ranson's Comprehensive Plan and will assist in the economic development of the City of Ranson; and

WHEREAS, the City of Ranson Planning Commission recommends that the Ranson City Council adopt Ordinance #2011-222.

NOW, THEREFORE, BE IT RESOLVED BY THE RANSON PLANNING COMMISSION THAT:

1. The Ranson Planning Commission hereby recommends to the Ranson City Council that the zoning ordinance be amended and that proposed Ordinance #2011-222, as attached to this Resolution, be adopted.
2. The Ranson Planning Commission hereby finds that the zoning amendment is consistent with the purposes of zoning and consistent with the City of Ranson's Comprehensive Plan.
3. A copy of this Resolution shall be forwarded to the Ranson City Council immediately upon its adoption.

Adopted this 17 day of February, 2011.

By: Anthony Grant
Anthony Grant,
Planning Commission President

ATTEST:

Chris Gaskins
Chris Gaskins