

MEMORANDUM

To: The Greene County Legislative Body
From: Lyn Ashburn, Planning Research/Special Projects
Date: March 12, 2025
Subject: Revision to proposed campground regulations

On February 11, 2025, the Planning Commission voted to recommend proposed campground regulations that included permitting RVs to be permanently placed on a campsite. At the March 11, 2025 meeting, the Planning Commission voted to revise the proposal to allow carports to be affixed to the ground on campsites with RVs permanently placed on a campsite. The wording for the revision is: "Carports that provide protection to RVs may be permanently installed provided they meet applicable building and fire codes."

The attached resolution includes the proposed revision.

**A RESOLUTION TO AMEND THE GREENE COUNTY
ZONING RESOLUTION CONCERNING CAMPGROUNDS
AND RELATED USES WITHIN THE UNINCORPORATED
TERRITORY OF GREENE COUNTY, TENNESSEE**

WHEREAS, the Greene County Legislative Body has adopted a zoning resolution establishing zoning districts within the unincorporated territory of Greene County, Tennessee and regulations for the use of property therein; and

WHEREAS, the Greene County Legislative Body realizes that any zoning plan must be changed from time to time to provide for the continued efficient and economic development of the county; and

WHEREAS, the natural beauty of Greene County makes camping a desirable activity for County residents and visitors to the area; and

WHEREAS, Greene County seeks to provide a variety of camping options to meet the needs of residents and visitors; and

WHEREAS, campgrounds and related uses must be regulated to maximize the benefits while protecting County residents and the natural environment of the County;

WHEREAS, a proposal has been submitted to and studied by the Greene County Regional Planning Commission on the 11th of February, 2025, which recommended that the Greene County Legislative Body amend the zoning resolution; and

WHEREAS, Public Notice requirements pursuant to **T.C.A. §13-7-105(b)(1)** have been met;

NOW THEREFORE BE IT RESOLVED, by the Greene County Legislative Body meeting on March 17, 2025, in regular session, a quorum being present and a majority voting in the affirmative, to amend of *Greene County Zoning Resolution* as follows:

Revise Article II Definitions of Terms Used in Ordinance to remove the following definitions:

Buffer Strip. Plant material or such growth characteristics as will provide an obscuring screen not less than six feet in height when planted, or other material as may be approved by the planning commission. Buffer strips shall be a minimum of ten feet in width and shall be landscaped with trees, shrubs, grass, and in a manner

as specified by the planning commission. The strip shall be located in the outside portion of the buffer zone unless approved otherwise by the Planning Commission.

Buffer strip, solar energy system. An evergreen landscaped strip located within a buffer zone intended to conceal required fencing within five years of planting. (3/19/24)

Buffer zone. An area of green space located around the fenced perimeter of a solar energy system. (3/19/24)

Revise Article II Definitions of Terms Used in Ordinance to add the following definitions:

Buffer strip: an area at least ten (10) feet wide containing trees or shrubs which are at least six (6) feet tall at the time of planting and capable of screening the use from view within three (3) years, using generally accepted guidelines for the Northeast Tennessee hardiness zone and species planting recommendations. Landscape materials shall be planted in an off-set pattern, with a minimum of two rows of trees/shrubs, though additional rows may be required if the Enforcement Officer deems it necessary to meet the intent of these regulations. An opaque fence or other alternate contents and/or design may be installed in the buffer strip if approved during the site plan approval process. If a buffer zone is also required, the buffer strip shall be located within the zone.

Buffer zone: a landscaped area located around the perimeter of a property intended to decrease the potential nuisance of certain high-impact land uses, such as solar energy systems, campground, and RV parks. Other than landscaping, buffer zones shall only contain the necessary signage (such as entry, directional, and business signs), opaque fencing, and the shortest length possible for entry/exit drive(s). The width of a buffer zone shall be as required elsewhere in these regulations.

Cabana: a small, simple building that has a roof and usually walls, and is used to provide shade and/or privacy, often used for changing clothes at a lake or river.

Camper: for the purposes of these regulations, “camper” refers to a person who camps, whether in a tent, a vehicle, or under the stars.

Campground: a plot of ground upon which two (2) or more designated campsites are located, established or maintained for occupancy by camping units for use as temporary living quarters for recreation, education or vacation purposes.

Campground entrance station: a structure where campers check in/check out, which may or may not be manned, and includes payment kiosks.

Campground, manager: the person designated by the permittee as the individual responsible for the daily operation of the park or camp. The manager may be the permittee, an employee, or campground operator.

Campground operator: The owner/permittee or any person employed or contracted by a campground owner/permittee who is responsible for the management and general administrative operation of the campground.

Campground, permittee: the permittee is either the property owner or their legally designated representative. The permittee is responsible for obtaining the permit and is ultimately responsible for the operation of the campground or RV facility, including ensuring the facility complies with this and all applicable regulations.

Campground, rustic: a form of designated tent-only camping where non-flush toilet facilities (pit, vault, mobile, portable, or composting toilets) may be provided instead of more advanced waste handling. Potable water is required to be provided at centralized locations.

Campground, special event: temporary accommodations provided close to an event or on the grounds, for use by attendees, but not the general traveling public. Accommodations shall be provided for no more than a four (4) day period for any special event, limited to a maximum of 4 events per calendar year, each event separated by sixty (60) days.

Camping, bicycle tour: a form of primitive camping, where all equipment is carried in by the camper onto the campground. Water is not required to be provided, but some form of sanitary facility (pit or vault toilet, Port-as-Potty, etc.) is required.

Camping, cabin: A permanent structure located in a commercial campground that: has a roof and four walls; meets applicable requirements of the building code; is intended for short-term use; does not have kitchen facilities; may have indoor plumbing; and is constructed or placed on a permanent foundation.

Camping, car: using a non-recreational vehicle for dispersed camping, where the only service required to be provided is sanitary (pit or vault toilet, Port-a-Potty, etc.)

Camping, designated campsite: a specific site intended for use by an individual camping unit, whether camping is by tent, non-RV vehicle, or RV, within an area set aside for camping. Each campsite shall be identified by a sign or other method.

Camping, dispersed: camping that does not take place in a traditional campground or RV facility and where designated campsites are not used. The entirety or just a portion of a property may be set aside as a “dispersed camping area”, which campers may reach by hiking, bicycling, horseback, or vehicle.

Camping, dispersed, best practices: the guidelines of “Leave No Trace: Principles of Outdoor Ethics” (National Park Service).

Campground, dry: a form of camping where a vehicle is used to reach a campsite and then may be used for shelter. Some form of toilet facility shall be located on the property for vehicles that do not have black water storage tanks. . Water and electrical service are not provided. Also known as boondocking or car camping.

Campground, primitive: another term for tent-only camping where food, water, and shelter are brought in by the camper, and only toilet facilities are provided. Usually reachable only by foot, bicycle, or horseback.

Camping, pack: a type of primitive camping where campers and their supplies are packed in on horseback.

Camping pad: the area of a campsite set aside for all camping and camping-related uses, other than a vehicular camping unit.

Camping, tent-only: another term for primitive camping, where campers are not permitted to use motorized vehicles to access campsites. Term is inclusive of hammock camping.

Camping unit: tents, tent trailers, travel trailers, camping trailers, pick-up campers, truck campers, motor homes, yurts, cabins, or any other device or vehicular-type structure as may be developed, marketed, and used by the camping trade for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

Camping, van: camping in a vehicle which has been modified to enhance its use for part or full-time living.

Camping, walk-up: a campground with designated campsites that are accessed by foot, but where a vehicle is parked in a nearby designated parking area (usually within a few hundred feet). Potable water is not required to be provided, but sanitary facilities, such as pit, vault, portable toilets, or the like, are required to be provided.

Campsite: any plot of ground that is used or intended for exclusive occupation by a camping unit.

Campsite, designated: a campsite set aside for use by one (1) lessee that is shown on a site plan and is duplicated on the ground. It shall be designed: to ensure adequate space so that use of the campsite does not extend beyond the campsite boundaries, and shall be based upon anticipated use (tent-only, small RV, or large RV, etc.). Adequate room shall be provided to allow for: outdoor living space; vehicle parking; and, if applicable, towed vehicles, RV slide-outs and awnings.

Chip seal: a form of paving consisting of layering tar and fine stones on top of a base layer, which strengthens upon compaction and use.

“Leave No Trace”: a collection of seven ethical principles with directions on how to meet each recommendation, developed by the National Park Service.

Permit, campground or dispersed camping: a permit required to be obtained by a property owner when a portion or the entirety of a property is to be used by non-residents for temporary living space that is not located in a permanent residential structure. Permits shall be obtained even if payment is not required by the property owner or provided by the camper.

Primary travel route: the most logical route between the entrance to a development and the closest arterial or collector street, as shown or notated on the 1993 Greene County Zoning Map.

Recreation area, active: areas used for running, swimming, biking, climbing, and like uses that involve some amount of physical activity.

Recreation area, passive: quiet, low energy activities such as sunbathing, reading, bird-watching and like uses that involve very little physical activity.

Recreational vehicle, large: Class A and C motorhomes, fifth wheel, toy hauler, travel trailer, and like vehicles.

Recreational vehicle (RV), small: pop-up camper, class B motorhome, truck camper, tiny travel trailers, and like vehicles.

RV facility: a term inclusive of RV parks, RV resort, and campgrounds with RVs.

RV parks: a place where RV travelers can park their vehicles at a designated campsite and set up camps, and where camping by tent or other vehicle type is also permitted. Camp sites are usually large and level enough for larger RVs to set up camp. There may or may not be electrical, water, and/or septic hook ups provided to each campsite, though water and sanitary facilities must be provided.

RV resort: a development that is exclusive by design and structure and contains: paved roads; level, concrete parking pads; and more space between campsites than required in standard RV parks. Electric, water, and septic hookups are required for each campsite. Amenities can include pools, spas, fitness centers, clubhouses, convenience stores, eateries, tennis courts, bath house with showers, coin laundry machines and like uses, intended for and only used by resort guests. Sites include full hookup; 30, 50, or higher amp power (as required by state electrical regulations), water, and sewer connections.

Sanitary facilities: rooms or spaces that contain equipment and fixtures for the purpose of personal hygiene and human waste removal. They can include toilets, privies, urinals, lavatories, bathtubs, or showers.

Service building, campground: a structure located on a campground or RV facility where services are provided for campers using the property. Uses may include laundry services, sanitary facilities, check in/check out buildings/kiosks, clubhouses, and commercial (only for users of the campground).

Tent: for the purposes of these regulations, the term “tent” includes: items commercially produced and marketed for temporary housing, usually for recreational purposes; and any home-made or site-built structure, including tarps, that is fashioned/used to shelter a person or persons from the elements.

Toilet, camping: a lightweight and easily transportable toilet used to collect and transport human waste until it can be disposed of properly. Examples include a five-gallon bucket with a seat that uses a bag for waste collection, and toilets with built-in tanks and flushing mechanisms.

Toilet, composting: permitted as per the requirements of the Tennessee Department of Environment and Conservation.

Toilet, pit: i.e., an “outhouse”.

Toilet, mobile: enclosed toilets that can be easily moved and set up in various locations, often used to provide sanitation in temporary setups like festivals, camps, and disaster relief operations. Also known as a portable toilet, Port-a-Potty, or Porta John, they typically measuring 88-90 inches tall, 43-44 inches wide and 46–48 inches deep. They use a storage tank (typically 70 gallons) instead of sewer line connections for waste collection. The number of toilets provided shall be based upon guidelines set forth by the Portable Sanitation Association International (PSAI), or similar industry group, and shall include handicap-accessible toilets and hand-washing stations.

Toilet, vault: a waterless toilet facility consisting of a holding tank which, because it lacks inlet and outlet pipes, does not release sewage into the ground but must be pumped.

Travel route: the most logical road network between the main access point for a specific property and the nearest collector road, as designated on the 1993 Greene County zoning map.

Add Article 517. Campgrounds and RV Parks.

517. Campgrounds and RV parks. The purpose of this section is to regulate campgrounds, RV parks, and like transient housing in a manner that will encourage enjoyment of the natural environment, wildlife, and historical elements in Greene County, while ensuring their protection, and limiting negative impact on area residents and property owners. This shall be done by locating such developments in areas with utility and transportation networks that are adequate for the anticipated development, and regulating the size and type of vehicles accessing such sites.

A. General Information.

1. These regulations shall apply to new campgrounds/dispersed camping areas. The expansion area of existing campgrounds shall meet the new regulations.
2. The minimum tract size for a campground, RV facility, or property containing a dispersed camping area, is five (5) acres.
3. Fires, if allowed, shall only be permitted in designated fire pits, fire rings, and grills.

4. Subdivision of campground property. Property approved and operated as a campground cannot be subdivided unless:
 - a. Each lot or tract fronts on and has its own access from a public County road.
 - b. Each lot/tract meets all applicable regulations, including those in the *Zoning Resolution* and *Subdivision Regulations*.
5. Campsites are not permitted to be accessed directly from an external County road, but must front on and be accessed from an internal access road or access area.
6. Note on potable water provision and sanitary facilities.
 - a. Water provision.
 - i. When potable water is provided, it may be provided using either public or private systems.
 - ii. Private systems will only be permitted when:
 - (a) Public water is not available.
 - (b) The system meets the requirements of the Tennessee Department of Environment and Conservation (TDEC), Division of Water Resources.
 - (c) The permittee has the water tested annually to confirm it meets safety standards established by TDEC.
 - b. Sanitary (toilet) facilities.
 - i. Toilet facilities are required for all dispersed camping areas, campgrounds, and RV parks or resorts.
 - ii. Pit, vault, or portable toilets are permitted in dispersed camping areas, rustic camping, and all primitive camping areas.
 - iii. The Tennessee Department of Environment and Conservation (Division of Water Resources) must approve septic systems, and other forms of waste collection must meet their requirements.
7. Signage. Campgrounds shall be permitted to display one (1) free-standing sign on each road frontage where an access point is located, provided the sign has a maximum size of twenty (20) square feet.
8. Activities prohibited in dispersed camping areas, campgrounds, and RV facilities.
 - a. The underpinning or the removal of wheels from any type vehicle, except for the temporary purpose of repair or stabilization.

- b. External structures associated with individual campsites, such as carports or cabanas, which are permanently attached to the ground, unless expressly permitted elsewhere in these regulations.
8. Site plans.
- a. Dispersed camping areas. A site plan meeting the requirements of Section 512. A. Conceptual Site Plan must be approved by the Enforcement Officer prior to obtaining a Dispersed Camping Permit.
 - b. Designated campsites.
 - i. A site plan meeting the requirements of Section 512. B. Standard Site Plan must be approved by the Planning Commission prior to obtaining a Campground Permit.
 - ii. The maximum size vehicle permitted on each campsite shall be identified on the site plan.
 - iii. Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted as part of the site plan.
 - iv. The Planning Commission may approve an alternate buffer, such as opaque fencing, as part of the site plan approval process.
9. Lighting. Campground lighting, whether permanent or temporary, shall not be directed off-site or into the sky. Lighting provided by campers shall not be directed off-site.
10. Permits.
- a. Each permit shall contain the name, address, and telephone number of the permittee, who will act as the contact with the County. If the permittee does not act as the operator or manager, they shall be responsible for ensuring that the operator and manager are aware of all correspondence from, or interaction with, the County.
 - b. A “Dispersed Camping Permit” shall:
 - i. Be obtained from the Greene County Office of Inspection and Regulation.
 - ii. Be issued for a period of one (1) year and shall be renewable.
 - iii. Include a certification to be signed by the permittee that:
 - (a) Campers shall be provided a copy of, or access to, the “*Leave No Trace Seven Principles*” of the National Park Service;

- (b) They understand the permit may be revoked, or a new permit may not be issued, if the campground does not meet the applicable requirements, or negatively impacts the public health, safety, or welfare;
 - (c) Permittees are personally subject to be fined the maximum amount permitted by law if the campground is not in compliance.
- c. A "Campground Permit" shall be obtained for all other types of campground/RV developments, and shall:
 - i. Be obtained from the Greene County Office of Inspection and Regulation.
 - ii. Be issued for a period of one (1) year and shall be renewable.
 - iii. Include a certification to be signed by the permittee that:
 - (a) The permit may be revoked, or a new permit may not be issued, if the campground does not meet applicable requirements, or it is found to negatively impact the public health, safety, or welfare.
 - (b) A manager or operator may be appointed to oversee the campground, but the permittee is ultimately responsible for ensuring compliance with the regulations and that the campground does not create a nuisance or health hazard;
 - (c) Permittees are personally subject to be fined the maximum amount permitted by law if the campground is not in compliance.
- d. Process for permit violations.
 - i. How to count violations.
 - (a) If more than one (1) occurrence of the same violation is found during the same inspection, it shall be recorded as one (1) violation.
 - (b) Violations of different sections of the regulations found at the same inspection shall be counted as separate (multiple) violations.
 - ii. Posting of notice of violation. If the permittee is cited for a violation, they shall publicly display the notice in a prominent location within the campground, such as the campground office.

- iii. Excess violations.
 - (a) The campground permit shall be revoked if the permittee is cited for three or more violations.
 - (b) In order to resume operation, a new campground permit must be submitted and approved.
 - (c) The Enforcement Officer has the option of declining to issue a new permit, based in part on the history of violations committed by the permittee.
- iv. For violations of the regulations which do not create a danger to the public health, safety, or welfare:
 - (a) A certified letter will be sent to the permittee with the following information:
 - (i) The regulations which have been violated;
 - (ii) The corrections which need to be made;
 - (iii) The time frame in which the campground or designated camping area must be brought into compliance before the permit will be revoked.
 - (iv) The permittee will be fined one hundred (\$100) dollars per day, every day constituting a separate offence, until compliance has been reached.
 - (v) The permittee may appeal the decision to the Board of Zoning Appeals by submitting an application for an appeal hearing within ten (10) days of receipt of the revocation letter. This option is only possible if the permittee believes the Zoning Administrator is in error in their interpretation of the regulations.
 - (b) The issue is resolved if the operation is brought into compliance within the time frame provided, and the fines paid.

- (c) If the operation is not brought into compliance within the time frame provided, the Enforcement Officer shall revoke the permit.
- (d) If the permittee chooses to appeal the decision of the Enforcement Officer and:
 - (i) The BZA finds the Enforcement Officer was correct, the permittee shall either pay the fines and bring the operation into compliance, or have the permit revoked; or
 - (ii) The BZA finds the permittee was correct, no fines are paid, and the operation is not considered out of compliance.
- v. For violations of the regulations which create a danger to the public health, safety, or welfare:
 - (a) The permittee shall be notified of the violation(s) by phone or an in-person visit and provided with the following information:
 - (i) Operation of the campground is violating the regulations and is endangering the public health, safety or welfare.
 - (ii) The specific regulation or regulations which has/have been violated;
 - (iii) The corrections which need to be made immediately;
 - (iv) Depending upon the type of violation (septic system failure, no water available, flooding, etc.), closing the operation may be required immediately, or the permittee may be allowed up to ten (10) days to resolve the issue.
 - (v) A fine of two hundred fifty (\$250) dollars per day, every day constituting a separate offence, will be assessed to the permittee until compliance has been reached.
 - (vi) A letter containing this information will be provided to the permittee, with the permittee required to sign for delivery.
 - (vii) The permittee may appeal the decision to the Board of Zoning Appeals by submitting an application for an appeal

hearing within ten (10) days of receipt of the revocation letter. Appealing will not stop the fine or the revocation process, but fines will be held in abeyance until the BZA considers the request.

(b) If corrective action is taken that addresses the violations to the satisfaction of the Enforcement Officer, the revocation will be lifted.

(i) Lifting the revocation does not change the date of permit issuance, as it does not constitute approval of a new campground permit.

(ii) If, in the opinion of the Enforcement Officer, sufficient effort is being made to correct the issue, the time frame may be extended.

(c) If corrective action is not taken, the permit will be revoked. Any further use of the property as a campground will then require submission of a new campground application.

(d) If the Board of Zoning Appeals finds the decision of the Enforcement Officer to be in error, they shall require the revocation to be lifted. Their approval may include a list of conditions that the permittee must meet. No fines will be assessed.

(e) If the Board of Zoning Appeals agrees with the decision of the Enforcement Officer, the County will revoke the permit.

11. Registration.

a. An accurate register shall be maintained by the campground manager, and shall contain a record of all occupants, including the information listed below, if applicable:

i. Name and address of each visitor staying at the campground/dispersed camping area.

ii. The number of the campsite.

iii. The date the visitor reserving the campsite entered the property;

- iv. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, make and type of vehicle.
 - b. The register shall be available at all times for inspection by the Enforcement Officer, emergency responders, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.
- B. Requirements for dispersed camping.
 - 1. Dispersed camping is permitted in the A-1, General Agricultural District.
 - 2. Up to four (4) campsites per acre are permitted.
 - 3. Sanitary facilities.
 - a. Permittees shall be required to provide toilet facilities within the dispersed camping area.
 - b. Because of the rural character of the camping area, pit, vault, portable toilets, or the like, may be utilized.
 - c. As campsites are not designated, the permittee shall identify the most desirable potential campsites, and shall construct toilet facilities so that they are no more than four hundred (400) feet from the most desirable campsites.
 - 4. Uses/buildings.
 - a. When dispersed camping areas are the principal use of the tract:
 - i. The only buildings permitted are entrance stations, emergency shelters for campers, sanitary facilities and like structures;
 - ii. These structures shall be located at least one hundred (100) feet from exterior property lines, and screened from view offsite.
 - b. When dispersed camping areas are accessory to another use:
 - i. The portions of the tract used for dispersed camping shall be identified as a “dispersed camping area”, instead of the property as a whole.
 - ii. Dispersed camping shall be the principal use of the designated area.
 - iii. The property shall be zoned A-1, General Agriculture District.
 - iv. Agriculture and residential uses associated with agriculture shall be the principal use(s).

- v. The property and principal use shall meet the requirements of the *Zoning Resolution*.
 - c. Property may be used for dispersed camping even if the area of the property designated for such use is less than five (5) acres in size, provided the overall tract size contains at least five acres.
 - 4. Camping locations within a dispersed camping area shall be located at least two hundred (200) feet from bodies of water, whether located on the tract or on adjacent land.
 - 5. Trash disposal. Trash receptacles shall be:
 - a. Provided at each exit to the campground;
 - b. Bear proof and inaccessible to insects;
 - c. Emptied on a schedule that prevents the creation of a nuisance due to odor, insect, or animal activity.
 - 6. Dispersed camping areas are not required to set aside areas for recreation.
 - 7. All dispersed camping developments shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the entrance(s) to the camping area. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground.
- C. Rustic campgrounds.
- 1. Rustic campgrounds are permitted in the A-1, General Agriculture District.
 - 2. Uses shall be as permitted/prohibited for other campgrounds with designated campsites.
 - 3. Up to ten (10) campsites/acre are permitted, with at least twenty (20) feet between campsite boundaries.
 - 4. Required Services.
 - a. Potable water shall be provided via a frost-proof yard hydrant or comparable method at a distance not to exceed four hundred (400) feet from each campsite, with at least one (1) yard hydrant per five (5) campsites.
 - b. Toilets, which are not required to connect to a septic or public sewer system, must be provided and located so that they are no more than four hundred (400) feet from each campsite, and may include portable, vault, pit toilets, or the like.
 - c. Trash/garbage receptacles.
 - i. In areas with bear activity, the receptacles shall lock, be bear- and insect-proof and located away from campsites.

- ii. In areas where there is no known bear activity, receptacles shall lock and be inaccessible to flies, rodents, and small animals.
 - iii. Receptacles shall be emptied on a schedule that prevents the creation of a nuisance due to odor, insect, or animal activity.
- D. Campgrounds and RV parks with designated campsites.
 - 1. Maximum permitted number of campsites/acre.
 - a. Primitive tent-only campsites with pit/vault/portable toilets.
 - i. Walkup campsites, and those accessed by hiking or biking, are permitted up to eight (8) campsites/acre.
 - ii. Campsites for pack (horse) camping are permitted up to four (4) campsites/acre.
 - b. Campgrounds with septic facilities are permitted up to fifteen (15) campsites/acre.
 - c. Campgrounds on sanitary sewer are permitted up to twenty (20) units/acre.
 - 2. Daily Operation.
 - a. Campgrounds with thirty (30) designated campsites or more, shall have on-site staff available from 7:00 a.m. to 6:00 p.m., Sunday through Thursday, and 7:00 a.m. to 9:00 p.m. on Friday and Saturday.
 - b. All campgrounds shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the manager's office. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground and/or campsite leasing information.
 - 3. Permanent placement of an RV.
 - a. An RV may be permitted to be placed in a campground and maintained in the same location for year-round use provided it is anchored to the site, inspected by the Enforcement Officer, and in their opinion:
 - i. Provides more than one (1) exit from the vehicle in the event of fire; and
 - ii. Has a safe heating source installed in a safe manner; and
 - iii. Wiring is adequate and safe for the intended use; and
 - iv. The RV provides a safe living environment; and

- v. It meets the requirements of the *Flood Ordinance*, *Zoning Resolution*, and any other relevant regulations; and
 - vi. The vehicle complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways.
 - b. The RV is connected to a septic or sanitary sewer system.
 - c. Underpinning is permitted, but not required.
 - d. Decks are permitted, provided they are permanently anchored to the ground, and not attached to the RV.
 - e. Carports that provide protection to campers may be permanently installed provided they meet the building and fire codes
- 4. Permanent occupation.
 - a. The permanent occupation of an RV in an approved RV campground, park, or resort, shall be permitted provided:
 - b. The RVs meet the safety requirements set forth in Section 517.D.3.
 - c. The waste disposal system for the listed type of RV facility meets certain requirements:
 - i. RV facilities open year-round shall have their systems approved by TDEC for year-round use; or
 - ii. Facilities open seasonally shall have their systems approved by TDEC as being sufficient for the anticipated increase in use of the system for the time the facility is open.
 - d. The permittee designates each lot number that shall be permitted to be used as a permanent residence, with the total number of permanent sites designated on the site plan;
 - e. The Property Assessor shall assess the lot, set a value on the improvements on the lot, and send a tax notice to the permittee (as property owner) for the property tax due. The County does not determine who pays the bill, as that will be decided by the permittee.
- 5. Transient campers.
 - a. Unless permitted elsewhere, a camper/visitor may stay no more than 30 consecutive days in a campground/dispersed camping area.
 - b. Campers may re-enter the campground after five (5) days.
 - c. The permittee is responsible for submitting the hotel/motel tax collected for these campsites.
- 6. Uses/buildings.
 - a. Permitted principal uses/structures.

- i. Campsites which serve as temporary transient housing using a tent, RV, travel trailer, pick-up truck, motor home, passenger vehicle, camping trailer and the like, for travel, vacation and recreation purposes.
 - ii. Campsites for camp workers employed by the campground, provided they shall be limited to no more than one non-employee campsite per ten (10) total campsites or fraction thereof within the campground.
 - iii. Camping cabins, as defined in Article II Definitions of Terms Used in Ordinance.
- b. Permitted accessory uses/structures. Uses and buildings which are customary and incidental to the principal use and intended for use by or the benefit of campers who are leasing campsites, such as:
- i. Management headquarters; grounds keeping, maintenance, and storage buildings intended for use by employees, owners, and managers, not for use by transient guests;
 - ii. Emergency shelters and check-in kiosks.
 - iii. One (1) permanent residence for an on-site campground manager.
 - iv. Sanitary facilities, laundry facilities, picnic pavilions, and similar buildings.
 - v. Recreation areas, such as playgrounds, ball fields, swimming pools, walking trails, etc.
 - vi. The selling of supplies and related items to campers leasing a campsite, provided that all commercial uses shall be limited to 0.5% of the total land area of the campground.
 - vii. Fishing piers, docks, and similar structures.
- c. Prohibited uses/structures.
- i. Customary home occupations by campsite lessee's;
 - ii. Commercial uses other than those listed as permitted accessory uses, unless permitted elsewhere in these regulations.
 - iii. Any use which is intended to be used by persons not leasing a campsite in the campground, unless permitted elsewhere in these regulations.
 - iv. Mobile homes on individual campsites.
 - v. Mobile home parks.

- vi. Outbuildings or other structures associated with an individual campsite, unless permitted elsewhere in these regulations.
 - vii. External structures associated with individual campsites, such as carports or cabanas, which are permanently attached to the ground, unless expressly permitted elsewhere in these regulations.
 - viii. The underpinning or the removal of wheels from any type vehicle, except for the temporary purpose of repair or stabilization.
6. Check-in kiosks/buildings shall be located so that registering vehicles do not impair movement of non-registering vehicles, and so that a queue does not extend off the property.
7. Setbacks for campgrounds and dispersed camping areas.
- a. To exterior property lines.
 - i. All uses and structures in campgrounds shall be located at least fifty (50) feet from exterior property lines.
 - ii. The Enforcement Officer can increase the width of the exterior setback from fifty (50) feet to a maximum of one thousand (1,000) feet if they determine the campground may generate excessive dust, noise, drainage, or any other type of nuisance which may negatively impact the surrounding area. The permittee may appeal the decision to the Board of Zoning Appeals if they disagree with this assessment.
 - iii. Uses that, in the opinion of the Enforcement Officer, have the potential to create a moderate nuisance (clubhouses, active recreation areas, etc.), shall be located at least one hundred (100) feet from exterior property lines which abut residential or agricultural uses and zones.
 - b. Within the campground.
 - i. The boundaries of campsites shall be located at least twenty (20) feet from access roads and twenty (20) feet from other camp sites or uses/structures.
 - ii. Buildings.
 - (a) All buildings shall be set back at least twenty (20) feet from campsite boundaries.
 - (b) Buildings shall be located at least twenty (20) feet from internal access roads, except that entry kiosks are permitted to adjoin or locate within access roads, provided allowances are

made for thru travel to the satisfaction of the Planning Commission.

(c) The minimum separation between buildings shall be at least twenty (20) feet.

iii. Active recreation areas shall be located at least twenty (20) feet from internal roads, and twenty (20) feet from buildings and campsite boundaries.

8. Requirements for campsites.

a. Each campsite shall be graded and hardened with small gravel or similar material to prevent erosion and to direct storm drainage away from any provided vehicle/RV pad and tent site.

b. Each campsite shall be clearly defined by a permanent sign or marker.

c. Campsites shall be large enough to provide exterior areas for cooking, eating, and sleeping, without extending beyond the boundary of the campsite, i.e., RV slide-outs and awnings shall not extend over required setback/green areas.

d. The slope of the surface of the vehicle/RV pad shall not exceed three percent (3%).

e. Campsites shall be large enough that vehicles (including towables), when parked, shall not extend over or onto internal access roads.

f. Tent-only campsites.

i. Campsites designed to be reached by hiking shall contain a minimum of one hundred (100) square feet.

ii. Campsites designed to be reached by a passenger vehicle shall have room for two (2) vehicles on the campsite, in addition to the one hundred (100) square feet designated for the tent.

iii. At least one hundred (100) sq. ft. of outdoor living area shall be provided, in addition to the tent and parking areas.

iv. Picnic tables and fire pits or grills may be provided for each campsite but it is not required.

9. Landscaping and buffers for campgrounds.

a. A buffer zone at least fifty (50) feet wide shall be provided around the perimeter of the tract.

b. The buffer zone shall preserve, where practicable in the opinion of the Enforcement Officer, existing trees and other vegetation capable of meeting the screening requirements.

c. A buffer strip shall be placed in the outer portion of the buffer zone and shall contain, at a minimum, three rows of trees and/or shrubs planted in a staggered pattern.

d. A landscape plan shall be submitted as part of the site plan, process and shall contain information on the buffer design, and the width, height, opacity, and growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Planning Commission.

e. The campground shall be landscaped with grass, trees, and other plantings where the area is not being used for campsites, buildings, parking, paths, or designated recreation areas (that require an alternate ground cover).

f. Bond for landscaping.

i. An estimate shall be made of the replacement cost of landscaping in the buffer zone and buffer strip, based on the landscape plan approved by the Planning Commission.

ii. A bond in the amount equal to the replacement cost of the materials in the buffer zone/buffer strip, plus five (5) percent, shall be approved by the Planning Commission and submitted to the County Attorney.

iii. The bond shall be held until the Enforcement Officer determines the buffer zone/buffer strip is well established and meets the intent of the requirements, but in no event shall the bond be held beyond three (3) year from the time of site plan approval.

iv. If the Enforcement Officer determines that the intent of the regulations are met, the Planning Commission will be asked to release the bond.

v. If the Enforcement Officer determines, three years after approval of the site plan, that the landscaping does not meet the intent of the regulations, the Planning Commission will be asked to approve use of the bond to bring the campground into compliance. The standard to be met is whether or not the campground is visible from off the site

(a) A letter shall be sent by certified mail to the permittee, stating the date and time that the Planning Commission will discuss using the bond to bring the campground buffering into compliance.

- (b) If the Planning Commission agrees with the Enforcement Officer that the buffer zone and/or buffer strip are not in compliance with the regulations, they shall authorize the County Attorney to cash the bond, and the monies used to bring the buffers into compliance.
 - (i) This shall be accomplished by adding elements shown on the approved landscape plan, be it trees, shrubs, or fencing
 - (ii) Whichever elements are added, the campground must be screened from view when the work is complete
 - (c) If the Planning Commission disagrees with the finding of the Enforcement Officer, the bond shall be released.
10. Trash/Refuse Disposal.
- a. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.
 - b. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.
 - c. Campground operators are required to collect and dispose of trash/refuse in a manner and frequency to ensure that hazards to public health and nuisances to neighbors are not created.
 - d. Trash receptacles may either be placed on each site, or central garbage collection points may be used
 - e. The roll-off or other container(s) used to store contents of individual trash cans, shall be screened from view and emptied at least one time per week. It shall be located so that the roll-off truck can maneuver on-site, without disturbing non-paved or non-graveled areas, intruding upon campsites, or impinge on the buffer.
11. Recreation areas.
- a. At least ten (10) percent of the total land area of the campground shall be set aside for recreational uses by campers, preferably in a central location. The square footage of the buffer zone shall be used to calculate total land area, but shall not be included as part of the open space total.

- b. The only structures permitted in the area set aside for recreation are those directly used for recreation, or accessory support structures, such as small buildings used for the storage of recreational items.
12. Other required Services.
- a. Water hookup.
- i. A frost-proof yard hydrant or comparable facility shall be installed at a distance not to exceed three hundred (300) feet from each campsite where a potable water hookup is not provided.
- ii. A minimum of one hydrant per five (5) campsites shall be provided.
- b. For campsites lacking black water hookups, toilet facilities that discharge to an on-site septic system or sanitary sewer shall be provided and located no more than three hundred (300) feet from each campsite.
13. Zoning.
- a. Campgrounds and RV parks are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.
- b. Campgrounds and RV parks are permitted in the A-1 zone provided:
- i. Entrances are located on arterial or collector streets; or
- ii. All roads on the primary travel route accessing the campground meet recommendations from the American Association of State and Highway Transportation Officials (AASHTO) for road safety for the largest vehicle anticipated to access the campground. This includes horizontal and/or vertical curves, the geometry of road intersections, sight distance, and road width; or
- c. The applicant provides information from a licensed transportation engineer showing how the project can be safely developed, although a road or roads on the primary travel route do not meet AASHTO recommendations.
14. Road design within the campground.
- a. All roads within a campground shall be privately constructed and maintained.
- b. Intersections, both at the property line and within the development, shall be level or nearly level.
- c. Where a kiosk is used for check-ins:

- i. At least two ingress traffic lanes (one lane for in-bound campers and one lane for a bypass for registered campers) shall be provided on-site between the property line and the kiosk.
 - ii. This requirement may be waived if check-in kiosks are not provided, or they are located, in the opinion of the Planning Commission, where it will not interfere with the movement of traffic onto the property.
 - d. Gravel roads are permitted in campgrounds, provided the first 30 feet of the access road located on private property shall be paved, concreted, or chip sealed.
 - e. The ground underlying roads must be prepared and the road installed using generally accepted practices for the size and type of vehicle using the site.
 - f. The design for roads within campgrounds will be evaluated based on guidelines listed in the 2019 edition of *Guidelines for Geometric Design of Very Low-Volume Roads (≤400 ADT's)*, and *Guidelines for Geometric Design of Low Volume roads*, prepared by the American Association of State and Highway Transportation Officials (AASHTO).
 - g. No more than one (1) access point shall be permitted, unless:
 - i. The campground has fifty (50) or more sites; or
 - ii. The Planning Commission determines that additional access points will be advantageous to the campground and the surrounding area, based on topography, off-site transportation issues or concerns, development of the surrounding area, and like issues.
 - h. All traffic into and out of the park shall be thru access points identified as such on the approved site plan.
 - i. Access points shall be designed to allow ingress and egress simultaneously, for the maximum size and type of vehicle that will be utilizing the property, unless the Planning Commission approves enter only or exit only driveways.
- 15. Parking requirements.
 - a. Each parking space shall be prepared with a minimum of four inches of gravel on a firm base (compacted, not swampy, etc.), or paved to generally accepted practice.
 - b. Parking on the campsite.
 - i. Unless designated as a tent-only campsite that is not accessed via a vehicle, each campsite is required to designate

an area that is set aside and graded, graveled/paved, stabilized, or otherwise prepared to permit parking of two (2) passenger vehicles.

ii. Parking spaces shall be designed for the largest size vehicle the campsite is capable of accommodating.

c. Parking off the campsite.

i. The minimum number of parking spaces required for employees shall be based on the number of workers onsite per shift when the campground is at capacity.

ii. At least one (1) parking space shall be provided for every five (5) campsites. The spaces shall not be on or alongside campground roads.

E. Special event campgrounds. These campgrounds are associated with cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, artisan sales, communal camping, and like uses.

1. Special event campgrounds are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.

2. They are permitted as a special exception in the A-1 General Agriculture District provided:

a. The special event is located on or near the campground.

b. A special event permit shall be obtained prior to each event, which shall be issued a maximum of four times per year for the same property, with a minimum of sixty days between permits.

c. The Board of Zoning Appeals shall set the maximum number of days of parking/overnight camping, which shall, in no instance, be more than four (4) days/event.

d. Impact of the proposed event on the area shall be limited.

e. Parking for the campground and special event shall be provided on-site, or on nearby property with approval of the property owner.

f. Parking areas are not required to be paved with a hard surface material, but if an area is graded for parking, it shall be covered with vegetation or other material so that soil is not washed from the site.

g. The location and treatment of parking areas shall not change the location or volume of the natural drainage system.

h. Parking shall not be permitted along public roads, whether they be county, state, or federal.

3. A site plan must be reviewed and approved by the Planning Commission, as per the requirements of Section 512 of these regulations.

4. A site plan is not required when the property will be used for special event day-parking only, though a special event permit must be obtained for such use.

5. Hours of operation for the event shall be limited to 10:00 a.m. to 9:00 p.m., though the BZA may extend the hours of operation if it is found to be in the public interest and would not have an adverse effect on the neighboring properties/occupants.

6. Services

a. At least one frost free yard hydrant shall be provided for every five campsites, located so that no campsite is more than three hundred (300) feet from a hydrant.

b. At a minimum, portable toilets shall be provided. The type and number of toilets shall be as per guidelines established by the Portable Sanitation Association International (PSAI).

c. Trash/garbage collection.

i. Receptacles shall be located on main walking routes and near restrooms to encourage use by visitors,

ii. Receptacles shall also be provided elsewhere in the campground and parking areas, in a number and location that is sufficient for the number and location of camping units.

iii. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.

iv. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.

7. Campsites shall be at least ten (10) feet apart, to prevent the spread of fires, offer some privacy, and enable mobility of camping units.

8. Emergency access lanes shall be maintained within the campground.

F. RV resort.

1. The maximum density permitted is seven (7) units per acre.

2. Campsites.

a. Each campsite shall consist of a parking pad and a camping pad, and contain at least twenty-five (2,500) sq. ft.

b. The parking pad shall measure at least 20 ft. by 50 ft.

c. Adjacent to each camping pad an area measuring at least 20 ft. by 20 ft. shall be provided for outdoor living space.

3. There shall be a minimum distance of twenty-five (25) feet between campsite boundaries.

4. At least fifteen (15) percent of the total site shall be reserved for open space and/or recreation. The square footage of the buffer zone shall

be used to calculate total land area, but shall not be included as part of the open space total.

5. In addition to the water, sanitary facilities, and garbage collection services required for campgrounds with designated campsites, the following are additional services permitted for use and enjoyment of guests: club house, indoor and outdoor recreation facilities, and laundry facilities. Eating and retail establishments limited to use by guests, are also permitted.

6. Standard cabins (not camping cabins) are permitted to be constructed and used for transient accommodation, provided they constitute no more than ten (10) percent of the total number of sites (campsites plus cabins).

7. All parking spaces and internal roads shall be covered with an all-weather surface.

This change shall take effect after its passage, the welfare of the County requiring it.

Sponsor Greene County Regional
Planning Commission

Date

Date of Public Hearing by the
Greene County Commission:

Date

Decision by the Greene
County Commission:

Approved or Denied

Signed in Open Meeting:

County Mayor

Attest:

County Court Clerk

Approved as to Form:

County Attorney