

ORDINANCE 22-07

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, AMENDING THE ZONING ORDINANCE TO PROVIDE AN AMENDMENT TO ARTICLE 4, SECTION 4.203, DEVELOPMENT STANDARDS FOR CAMPGROUNDS

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined Development Standards for Campgrounds under the Commercial Amusement Services.

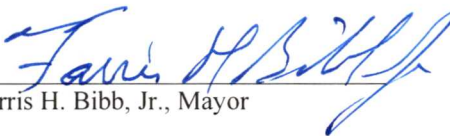
NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles IV are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: April 21, 2022 PASSED

Second Reading: May 19, 2022 PASSED


Farris H. Bibb, Jr., Mayor

ATTEST:



Derek Watson, City Recorder

4.201 Development Standards for Campgrounds

When an application for a group assembly permit includes a private campground, the following standards shall be met:

(A) Such campground shall have on-site management;

(B) The campground may include convenience commercial establishments such as camp stores, laundry facilities, and personal services; provided that such convenience establishments are subordinate to the recreational character of the campground; are located, designed, and intended to serve exclusively the patrons staying in the campground; and such establishments and their parking areas shall not occupy more than ten percent (10%) of the area of the park or one (1) acre whichever is smaller;

(C) Such campground shall meet the following standards:

(1) Minimum size - ten (10) acres

(2) Maximum density – ~~ten (10)~~ **fifteen (15)** campsites per gross acre

(3) ~~Sanitary facilities, including flush toilets and showers – within three hundred feet (300') walking distance of each campsite~~ **A bathhouse-restroom facility shall be located within three hundred (300) feet of all camping units which are either not supplied with sewer connections or not capable of utilizing such connections (e.g., tents, camper trailers).**

(4) Portable water supply - one (1) spigot for each four (4) campsites

(5) Trash receptacle - one (1) for each two (2) campsites

(6) Parking - one (1) space per campsite (7) Picnic table - one (1) per campsite

(8) Fireplace or grill - one (1) per campsite

(9) Administration or safety building – open at all times wherein a portable fire extinguisher in operable condition and first aid kit is available, and a telephone is available for public use.

D) Such campground shall meet the following design requirements:

(1) A vegetation screen or ornamental fence which will substantially screen the campsites from view of public rights-of-way and neighboring properties shall be provided around or near the perimeter or that part of the campground containing campsites. Such vegetation or fence shall be maintained in good condition at all times.

(2) Each campground shall reserve at least twenty-five percent (25%) of its total area as natural open space excluding perimeter screening. Such open space may include recreation and water areas, but may not include utility areas, administration buildings, commercial areas or similar activities.

(3) Each campsite shall have a minimum setback of twenty-five feet (25') from any exterior boundary line.

(4) Each campsite and all other buildings shall have a minimum setback from any public road of fifty feet (50').

(5) Each separate campsite shall contain a minimum of ~~three thousand two hundred (3,200)~~ **one thousand six hundred and fifty (1,650)** square feet. (A campsite shall be considered to consist of trailer or tent space, parking space, picnic table, fireplace, and one-half (1/2) the road-way providing access.)

(6) Each campsite shall be directly accessible by an interior road.

(7) All interior roads shall be a minimum of ten feet (10') wide for one way traffic and eighteen feet (18') wide for two way traffic.

(8) All interior roads shall meet the following curve requirements:
Minimum radius for a 90 degrees turn - 40 feet
Minimum radius for a 60 degrees turn - 50 feet
Minimum radius for a 45 degrees turn - 68 feet

(9) No Permanent Residences- Campgrounds shall not be used as permanent residences except for one owner or manager and up to three permanent maintenance personnel.

(10) No camping vehicle or camping equipment shall be used for human habitation for a period exceeding thirty (30) consecutive days. **No owner or operator of any recreational vehicle park in the City of White House shall allow or permit any guest sites in such recreational vehicle park to be rented to nor occupied by any person or recreational vehicle for any period of time that would permit or allow such person or recreational vehicle to remain at such recreational vehicle park for more than one hundred eighty (180) days in any twelve (12) consecutive month period. Tent camping shall have a maximum stay of 14 (Fourteen) days.**

(11) No campsite shall have a permanent fixture or mounting for trailers, recreational vehicles or

(12) Each campground shall provide a trailer dump station for the disposal of holding tanks

(13) All parking and driving surface will be required to be paved to City of White House parking lot and roadway design specifications (See City of White House Subdivision Regulations). **Access roads entering a recreational vehicle park shall match the surface of the public road providing access to the park. If the public road is paved, the access road of a recreational vehicle park shall be paved for a distance of one hundred (100) feet into the park from all entrances and exits, and shall be at least twenty-four (24) feet in width. Recreational vehicle park roads which are not paved shall be hard surfaced, well-drained and all weather stabilized (e.g., shell, marl, etc.).**