

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION DAY 2016-22**

BILL NO. 2016-24

Title of Bill: Amendment – Zoning Ordinance – Campgrounds and Recreational Vehicle Parks

Synopsis: An Act to amend the Cecil County Zoning Ordinance, Article V, Part V, Section 101 Campgrounds and Recreational Vehicle Parks in order to specify minimal parcel size, open space permitted uses, width of collector roads and permitted uses in Low Density Residential zones.

Introduced by: Council President on behalf of the County Executive

Introduced and ordered posted on: December 20, 2016

Public hearing scheduled on: January 17, 2017 at: 7:00 p.m.

Scheduled for consideration: February 7, 2017

By: _____
Council Manager

PUBLIC HEARING

Notice of time and place of public hearing and title of Bill having been posted by _____ at the County Administration Building, 200 Chesapeake Blvd., Elkton and having been published according to the Charter on _____, a public hearing was held on _____ and concluded on _____.

By: _____
Council Manager

Explanation: CAPITAL LETTERS INDICATE LANGUAGE ADDED TO EXISTING DOCUMENT
~~Strike through~~ indicates language deleted from existing document
Underlining indicates language added to document by amendment.
~~Double Strike through~~ indicates language stricken from document by amendment.

Amendment – Zoning Ordinance – Campgrounds and Recreational Vehicle Parks

1 **WHEREAS**, pursuant to Annotated Code of Maryland, Division 1, Title 4, Subtitle 1, Section
2 4-101(a)(1), Land Use Article, it is the policy of the State that orderly development and use of land and
3 structures requires comprehensive regulation through the implementation of planning and zoning
4 controls; and

5 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-102, Land Use Article, a legislative
6 body may regulate to promote the health, safety, and general welfare of the community; and

7 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-103, Land Use Article, a legislative
8 body may impose any additional conditions or limitations that the legislative body considers appropriate
9 to improve or protect the general character and design of the land and improvements being zoned or
10 rezoned; and

11 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-202, Land Use Article, the
12 legislative body shall adopt zoning regulations in accordance with the plan, with reasonable
13 consideration for the character of the district or zone and its uses and with a view to conserve the value
14 of property and encourage orderly development and the most appropriate use of land; and

15 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-203(a), Land Use Article, a
16 legislative body shall provide for the manner in which its zoning regulations and the boundaries of
17 districts and zones shall be established, enforced and amended; and

18 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-203(b)(1), Land Use Article, a
19 legislative body shall hold at least one public hearing on a proposed zoning regulation or boundary at
20 which parties of interest and citizens have an opportunity to be heard; and

21 **WHEREAS**, pursuant to Annotated Code of Maryland, Section 4-203(b)(2), Land Use Article,
22 the legislative body shall publish notice of the time and place of the public hearing, together with a
23 summary of the proposed zoning regulations or boundary, in at least one newspaper of general
24 circulation in the local jurisdiction once each week for 2 successive weeks; and

25 **NOW, THEREFORE, BE IT HEREBY ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY,**
26 **MARYLAND**, that the proposed amendment to Article V, Part V, Section 101 of the Cecil County Zoning
27 Ordinance is hereby adopted as follows:

Section 101. Campgrounds and Recreational Vehicle Parks

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28 Campgrounds and recreational vehicle parks may be permitted as a Special Exception in the NAR, SAR, **LDR**
29 and MH zones provided:

- 30 1. The maximum density does not exceed twenty (20) campsites per acre. **THE MINIMUM PARCEL**
31 **SIZE FOR A CAMPGROUND IN THE LDR ZONING DISTRICT SHALL BE FIFTY (50) ACRES.**
- 32 2. Each camp shall make available an adequate portable water supply and a sewage disposal
33 system at such locations and of such construction as may be required by the Cecil County
34 Health Department.
- 35 3. Each camp shall provide facilities for sanitary and health purposes in accordance with Health
36 Department requirements.
- 37 4. A minimum of thirty (30) percent of the total camp area shall be reserved for open space. For
38 campgrounds in the Critical Area, a minimum of sixty (60) percent open space shall be
39 provided **EXCEPT IN THE LDR ZONE,** open space areas shall not include areas required for
40 individual campsites, roads, or service areas. **IN THE LDR ZONE, TENT ONLY CAMPSITES AND NON-**
41 **MOTORIZED BIKING TRAILS ARE PERMITTED IN THE OPEN SPACE. DRIP OR SPRAY IRRIGATION**
42 **AREAS MAY ALSO BE PERMITTED IN THE OPEN SPACE.**
- 43 5. Garbage and trash collection stations shall be provided in such numbers and at such
44 locations so as to provide for the convenient and sanitary storage and collection of garbage
45 and trash.
- 46 6. Each park shall provide such fire protection equipment as may be required by the County or
47 State Fire Marshall.
- 48 7. Interior roadways serving individual campsites in campgrounds shall be a minimum of twenty
49 (20) feet in width and interior collector roads shall be a minimum of forty (40) feet in width.
50 **INTERIOR COLLECTOR ROADS IN THE LDR ZONE SHALL BE LIMITED TO TWENTY (20) FEET IN**
51 **WIDTH.** All roads shall be constructed of a durable surface to adequately serve all campsites.
- 52 8. All sites shall be setback a minimum of fifty (50) feet from adjacent property lines and State
53 and County roads in the MH zone and one hundred (100) feet in the **LDR,** NAR and SAR zones. All
54 sites shall be set back twenty (20) feet from all interior roads.
- 55 9. All campgrounds shall be surrounded by a buffer yard meeting the C standard in Appendix B.
56 Existing natural vegetation, if appropriate, may be utilized to satisfy this requirement.

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- 57 10. Each site shall contain a stabilized parking pad of shell, marl, paving, or other suitable
58 material. No part of any unit placed on a campground site shall be closer than five (5) feet to
59 a site line. Exposed ground surfaces in all parts of the campground shall be paved, or covered
60 with stone screening or other solid material, or protected with a vegetative growth that is
61 capable of preventing soil erosion and of eliminating objectionable dust.
- 62 11. There shall be at least three (3) off-street parking spaces designated for each two
63 campground sites. Such parking may be provided in common areas or on individual sites.
- 64 12. All campgrounds, including all facilities, roadways, and landscaping thereon shall be
65 maintained in a neat, orderly and attractive appearance.
- 66 13. Commercial uses are permitted, but shall be limited to grocery stores and laundry
67 establishments to serve the users of the campground. No such commercial establishment
68 shall be larger than five (5) square feet for each campsite and such establishments shall be
69 shown on the approved site plan. **IN THE LDR ZONE, COMMERCIAL USES SUCH AS GROCERY**
70 **STORES, LAUNDROMATS, SMALL RESTAURANTS/SANDWICH SHOPES, AND OTHER OFFICES AND**
71 **SERVICE ESTABLISHMENTS ESTABLISHED SOLELY TO PROVIDE SERVICES TO THE OCCUPANTS OF**
72 **THE CAMPGROUND SHALL BE PERMITTED. NO SUCH COMMERCIAL STRUCTURE LARGER THAN**
73 **FIFTY (50) SQUARE FEET FOR EACH CAMPSITE SHALL BE PERMITTED. HOTELS UP TO TWENTY-FIVE**
74 **(25) GUEST ROOMS AND MARINAS MAY BE PERMITTED AS A SPECIAL EXCEPTION IN THE LDR**
75 **ZONE. SUCH ESTABLISHMENTS SHALL BE SHOWN ON THE APPROVED SITE PLAN.**
- 76 14. A major site plan shall be submitted to and approved by the Office of Planning and Zoning in
77 accordance with Section 291.
- 78 15. No camp patron shall be permitted to maintain and/or use the camping site or facilities of
79 any camp permitted under this Ordinance for a period longer than one hundred (100) days in
80 succession or for a total of more than 150 days within any one (1) calendar year.
- 81 16. If this use is to be located in the Resource Conservation Area (RCA) of the Cecil County
82 Chesapeake Bay Critical Area the applicant must apply for, and receive, Growth Allocation
83 (around areas for camp buildings, or other structures, roads and/or buildings) as described in
84 Article XI, Part I of this Ordinance prior to any approvals.

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85 **AND BE IT FURTHER ENACTED** that this Act shall take effect 60 calendar days from the date it
86 becomes law.

CERTIFICATION

I, HEREBY CERTIFY that the above Bill was posted for the public on the public bulletin board with the date, time and location of the public hearing meeting, copies were made available for the public, a copy was distributed to the press, and copy was made available on the Cecil County website.

BY: Council Manager