

## **§ ZS 1-318. Campgrounds.**

- (a) Definitions. For the purposes of this section, the following definitions shall strictly apply:

CABIN — A structure built on a permanent foundation or attached to a permanent chassis and which meets all of the following criteria:

- (1) Is designed to provide seasonal or temporary living quarters for camping and which may be connected to utilities.
- (2) Does not exceed a total of four hundred square feet in gross floor area, including all additions, when set up for occupancy.
- (3) Plumbing fixtures and kitchen facilities may be provided.

CAMPGROUND SUBDIVISION — A group of campsite lots, parcels or units which have been subdivided in accordance with the provisions of this section and Title 2, Subdivision Regulations, and which are intended and designed to be occupied by recreational vehicles, park trailers or manufactured homes, as defined in this section.

CAMPSITE — A space within a campground used exclusively for camping purposes. Campsites shall be occupied on a temporary or seasonal basis only.

COOPERATIVE CAMPGROUND — A campground wherein the property in its entirety is under collective ownership by a corporation whose shareholders participate in the benefits of said collective ownership and shares of the corporation are owned, entitling an owner or owners to occupancy of a portion of real estate owned by the corporation. Cooperative campgrounds are intended and designed to be occupied by recreational vehicles, recreational park trailers or cabins, as defined in this section. A cooperative campground shall furthermore mean one established pursuant to Subtitle 6B of Title 5 of the Corporations and Associations Article of the Annotated Code of Maryland, as amended from time to time and which is known as the "Maryland Cooperative Housing Corporation Act."

LICENSED VEHICLE — A vehicle having a current registration and displaying current license plates pursuant to the Transportation Article of the Annotated Code of Maryland.

MANUFACTURED HOME — A factory-built structure which is manufactured or constructed after June 15, 1976, under authority of 42 U.S.C. § 5403, Federal Manufactured Home Construction and Safety Standards Act of 1974, as may be amended from time

to time, and designed to be used as a single-family residential dwelling with or without a permanent foundation and which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent location and which does not have any wheels or axles permanently attached to its body or frame. The placing of a manufactured home on a permanent foundation or the construction of additions, porches and the like shall not change the classification of such manufactured home. Recreational trailers and vehicles and modular homes are not considered as manufactured homes. For the purposes of this section, a manufactured home cannot exceed seven hundred fifty square feet in gross floor area, including any additions thereto.

**MEMBERSHIP CAMPGROUND** — A parcel of land improved or intended to be improved with campsites, and may also include bathrooms, showers, swimming pools, tennis courts, recreational buildings, camp stores and other amenities for the use only of the members of a nonstock corporation whose bylaws, rules and regulations give those members and the members of other membership campgrounds that are participants in a reciprocal-use program a nonexclusive right or license to use but do not assign a specific and fixed number of days or weeks when the members may use the campsites and related facilities. Such campgrounds shall be for transient use only, and no campsite shall be occupied as a place of primary residence or domicile. In addition, no campsite shall be permanently assigned to any member or user.

**MOBILE HOME** — A detached residential or business unit manufactured prior to June 15, 1976, and not required to be constructed in accordance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 and which contains not less than five hundred square feet of gross floor area in the original manufactured unit and was designed and intended for repeated or periodic transportation in one or more sections on the highway on a chassis which is permanent or designed to be permanent and arriving at the site where it is to be occupied complete and ready for occupancy except for minor and incidental unpacking and assembly of sections, location on jacks or other foundations, connection to utilities and the like. The placing of a mobile home on a permanent foundation or the construction of additions, porches and the like shall not change the classification of such mobile home. Recreational trailers and vehicles and modular homes are not considered as mobile homes.

RECREATIONAL PARK TRAILER — A vehicular unit capable of obtaining a state motor vehicle license and which meets all of the following criteria:

- (1) Is built on a single chassis permanently mounted on wheels.
- (2) Is designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for installed fixtures and appliances.
- (3) Does not exceed a total of four hundred square feet in gross floor area when set up for occupancy.

RECREATIONAL VEHICLE — A vehicle initially designed as temporary living quarters for recreational camping or travel use which either has its own mode of power or is mounted on or drawn by another vehicle. "Recreational vehicles" include:

- (1) TRAVEL TRAILER — A licensed vehicle, mounted on wheels, of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle, initially designed and constructed to provide temporary living quarters for recreational, camping or travel use. This definition does not preclude telescoping additions, as long as a unit meets roadway requirements.
- (2) TRUCK CAMPER — A portable enclosure, designed to be loaded onto or affixed to the bed or chassis of a truck which is a licensed vehicle, initially designed and constructed to provide temporary living quarters for recreational, camping or travel use.
- (3) CAMPER TRAILER — A licensed vehicle mounted on wheels, constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite and initially designed and constructed to provide temporary living quarters for recreational camping or travel use.
- (4) MOTOR HOME — A licensed vehicle which has its own mode of power and which is designed and constructed as temporary living quarters for recreational, camping or travel use.

RENTAL CAMPGROUND — A lot used or intended to be used for six or more occupied tents or recreational vehicles on campsites, in which campsites are not subdivided, sold or offered for dedication. The definition of "rental campground" shall not include sales lots for unoccupied recreational vehicles.

TENT — A temporary shelter composed primarily of natural or synthetic fabric or film.

- (b) Limitations. No recreational vehicle shall be parked overnight on any public road, public park, public boat landing or other public place, except in an emergency or in areas specified for such use.
- (c) Rental campgrounds and membership campgrounds.
  - (1) All rental and membership campgrounds shall conform to the following provisions:
    - A. Every special exception application for a rental campground or membership campground shall be accompanied by a conceptual site plan as required in § ZS 1-116 hereof. The Board of Zoning Appeals shall review the application for special exception in regard to the proposed use and general layout only. Once the special exception and use has been approved by the Board of Zoning Appeals, the application shall be subject to site plan review and approval by the Planning Commission in accordance with the provisions of § ZS 1-325 hereof. The site plan submitted for review by the Planning Commission must be in conformance with the special exception approval granted by the Board of Zoning Appeals and the general layout considered by that Board and also address any conditions imposed by the Board.
    - B. Minimum lot requirements for rental campgrounds and membership campgrounds shall be: lot area, twenty-five acres; lot width, four hundred feet; front yard setback, two hundred feet; and each side yard setback and rear yard setback, one hundred feet. Perimeter property lines shall be permanently marked in the field to indicate the limit of the campground area. Screening along perimeter property lines shall be provided in accordance with an approved site plan. No campsite shall be located in any required yard, less than two hundred feet from any existing dwelling or public road or less than one thousand feet from the district line of any R District. With the approval of the Board of Zoning Appeals as a variance, the one-thousand-foot setback may be reduced to not less than five hundred feet, provided that the setback area contains screening in accordance with the provisions of § ZS 1-322 hereof. Where possible, those areas contained

in the one-hundred-year floodplain should not be utilized for permanent structures but can be utilized for campsites, open space or recreational areas.

- C. Required yards referred to in Subsection (c)(1)B hereof shall be screened as approved by the Planning Commission and in accordance with the provisions of § ZS 1-322 hereof.
- D. There shall be at least two but not greater than two and one-half off-street parking spaces for each campsite, two of which must be located on the campsite. Required parking spaces shall not be used for tenting areas or the placement of a recreational vehicle. If not provided on the campsite, any additional required parking shall be provided in common parking areas located within six hundred feet of the campsite. At least one bicycle rack shall be provided at each amenity area, bathhouse, store or other facility which is commercial in nature.
- E. No retail business or merchandising, other than amenities which are purely incidental and subordinate to the operation of the campground and intended only for its occupants, shall be permitted.
- F. Rental and membership campgrounds shall only be permitted to operate eight consecutive months in any twelve-month period and shall be closed for four consecutive months between September 1 and April 30 of each twelve-month period. Units or sites in a rental or membership campground may be occupied only during the period of operation of the campground. In no event shall any campsite or unit thereon be occupied as a place of primary residence or domicile. A campground shall have bylaws, rules or regulations providing for such limited occupancy and such limitations on occupancy shall be clearly stated in any rental or membership agreement. Utilities, other than those reasonably necessary for security and caretaking purposes and for the campground's administrative office, shall be shut off during the period when the rental or membership campground is closed. Water and sewer facilities to all campsites and amenities shall be among the utilities shut off. The Department shall be notified on an annual basis as to what months the rental or membership campground shall be operational and what months it shall be closed.

- G. Each rental campground and membership campground shall comply with all pertinent regulations of the Maryland Department of the Environment and Environmental Programs Division as well as other state and County requirements prescribed by law or regulations for such use.
  - H. All roads and incidental drainage shall comply and be constructed in accordance with County road specifications for private campground subdivisions, as adopted by the County Commissioners. Collector roads and minor roads shall be determined by the Planning Commission. Adequate easements or rights-of-way for utilities shall be provided. All roads in campgrounds shall be private and shall not be accepted by the County Commissioners for maintenance.
  - I. In granting a special exception or site plan approval for a campground, the Board or Planning Commission may require additional special conditions to be met, such as additional setbacks, landscaping, traffic control or deed restrictions, in order to safeguard the general health, safety and welfare of the public.
  - J. Every enlargement or extension to an existing campground shall require application for a zoning certificate and Board and Planning Commission authorization as if it were a new establishment. The Board or Planning Commission may require the existing portion of the campground to comply with all or part of the provisions of this section if the Board or Planning Commission deems such to be desirable and economically feasible.
- (2) Tenting areas. In addition to the provisions of Subsection (c)(1) hereof, tenting areas shall conform to the following provisions:
- A. Each tenting area shall contain not less than two thousand square feet of area, exclusive of the road right-of-way, and shall be not less than forty feet in width or depth. The maximum density shall be fifteen tenting campsites per gross acre of tenting area.
  - B. Tenting areas shall provide sanitary toilet facilities, showers or other commonly accepted bathing facilities

and an adequate fresh water supply as approved by the County Environmental Programs Division.

- (3) Recreational vehicle camping areas. In addition to the provisions of Subsection (c)(1) hereof, areas for travel trailers, truck campers, camper trailers, motor homes, other licensed recreational vehicles, cabins, and recreational park trailers shall conform to the following provisions:
  - A. Each recreational vehicle campsite shall meet the following minimum requirements: campsite area, three thousand square feet, exclusive of the road right-of-way; frontage, twenty-five feet on a private roadway; front yard setback, ten feet; left side yard setback, seven feet; right side yard setback, three feet; and rear yard setback, five feet. Each campsite shall be so designed that a square of forty feet in width and depth can be located within the campsite boundary lines. The entire forty-foot-by-forty-foot square area on campsites designed for units not on permanent foundations must be stable and level. The maximum density shall be ten campsites per gross acre of the area devoted to campsites for recreational vehicles.
  - B. If provided, pull-through campsites shall each be at least sixty feet in depth and thirty feet in width. The angle of access and egress to each pull-through site shall be not less than one hundred twenty degrees nor greater than one hundred thirty-five degrees. Pull-through campsites shall be designed such that the recreational vehicle does not require backing up to either enter or exit the campsite.
- (4) Rental and membership campgrounds shall provide the following facilities, as approved by the Environmental Programs Division:
  - A. An adequate fresh water supply to each campsite.
  - B. Adequate and safe electrical services to each campsite in accordance with the requirements of the National Electric Code, current edition, and the Worcester County Floodplain Management Law,<sup>1</sup> as determined by the Department.

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1. Editor's Note: See § BR 2-301 et seq. of the Building Regulations Article of the Code of Public Local Laws of Worcester County, Maryland.

- C. A sanitary toilet, lavatory and showers or other commonly accepted bathing facilities for the use of campers.
  - D. A fresh water supply and dump stations allowing the emptying of holding tanks for self-contained vehicles.
- (5) Manufactured and mobile homes shall be prohibited in all rental and membership campgrounds.
  - (6) Up to twenty-five percent of the campsites in either a rental or membership campground may be occupied by recreational park trailers or cabins. Such units must be owned by the campground owner. Ownership of recreational park trailers or cabins by an individual tenant is prohibited and such units may only be occupied on a temporary basis and not as a place of primary residence or domicile.
  - (7) No recreational vehicle, recreational park trailer or cabin shall exceed one story nor shall it exceed seventeen feet in height. The Board of Zoning Appeals shall have no power to grant variances to the maximum height or number of stories. Furthermore, no such structure shall contain any living space below or any attic space or loft above the first-floor elevation.
  - (8) Additions to recreational vehicles, recreational park trailers and cabins are prohibited in rental or membership campgrounds.
  - (9) No accessory buildings are permitted on individual campsites in rental or membership campgrounds.
  - (10) Structures or buildings which serve as an amenity or are incidental and accessory to the operation of the campground in general may not exceed two stories or forty-five feet in height.
  - (11) The temporary location or placement of a tent or recreational vehicle on a campsite in a rental or membership campground shall not require the issuance of a building permit or zoning certificate. The location of a recreational park trailer or cabin on a campsite in a rental or membership campground or the elevation of a recreational vehicle on a permanent foundation shall require the issuance of a building permit and zoning certificate.
- (d) Campground subdivisions.

- (1) New campground subdivisions are prohibited. The following provisions shall apply to campground subdivisions in existence prior to the adoption date of this Title.
  - A. Minimum lot requirements shall be: lot area, twenty-five acres minimum and one hundred acres maximum; maximum density, ten campsites per gross acre; lot width, eight hundred feet; and front yard setback, each side yard setback and rear yard setback, one hundred feet; provided that no campsite shall be located in any required setback, less than two hundred feet from any existing dwelling or public road or less than one thousand feet from the district line of any R District. With the approval of the Board of Zoning Appeals, the one-thousand-foot setback may be reduced to not less than two hundred fifty feet, provided that the setback area is screened in accordance with § ZS 1-322 hereof. The one-thousand-foot setback shall not apply to any campground adjacent to an R District for which all permits have been issued and construction has commenced at the time of the zoning of the area to an R District, provided that, in such case, the two-hundred-fifty-foot minimum setback referred to above shall apply.
  - B. Each campsite shall be so designed that a rectangle of fifty feet in width and sixty feet in depth can be located within the campsite boundary lines. Each campsite shall have a minimum of twenty-five feet of frontage on a roadway. Minimum setbacks for each campsite shall be: front yard, ten feet; left side yard, seven feet; right side yard, three feet; and rear yard, five feet; provided, however, that the provisions of this subsection requiring a fifty-by-sixty-foot rectangle shall not apply to any campground subdivision which has received preliminary plat approval from the Planning Commission prior to April 25, 1989.
  - C. Campsites shall be occupied only by recreational vehicles, recreational park trailers, manufactured homes, or modular homes meeting the requirements and definitions of the Maryland Industrialized Buildings and Mobile Homes Act, as amended from time to time, and permanently attached to a metal chassis, any of which must be capable of connection to individual campsite sewer, water and electrical hookups. No more than one recreational vehicle, recreational park trailer,

manufactured home or modular home as provided for herein shall occupy any one campsite at any one time. Tents are not permitted in campground subdivisions. **[Amended 1-20-2010 by Bill No. 10-7]**

- D. No recreational vehicle, recreational park trailer or cabin shall exceed one story nor shall it exceed seventeen feet in height. Furthermore, no such structure shall contain any living space below or any attic space or loft above the first-floor elevation.
- E. One detached accessory building, not to exceed eight feet by ten feet in size, may be located on each campsite in a campground subdivision. Accessory buildings may not be located in the front yard setback but are not subject to other setback requirements but shall be separated by not less than six feet from any other recreational vehicle, recreational park trailer, cabin or other structure on the same lot or any other lot. No accessory building may be used for human habitation or sleeping quarters. No accessory building may contain plumbing or plumbing fixtures.
- F. Required yards referred to in Subsection (d)(1)A hereof shall be wooded, densely landscaped, screened by earth or any combination thereof approved by the Planning Commission.
- G. There shall be at least two off-street parking spaces but no more than two and one-half parking spaces for each campsite. At least two of the parking spaces must be provided on the campsite. Any additional parking may be provided in common parking areas located within six hundred feet of the campsite.
- H. No retail business or merchandising, other than amenities which are purely incidental and subordinate to the operation of the campground and intended only for its occupants, shall be permitted.
- I. Structures or buildings which serve as an amenity or are incidental and accessory to the operation of the campground in general may not exceed two stories or forty-five feet in height.
- J. Units or sites in a campground subdivision shall be occupied only on a seasonal basis and shall not be

occupied as a place of primary residence or domicile. Between September 30 of each year and April 1 of the succeeding year, units or sites shall not be occupied for more than thirty consecutive days or an aggregate of sixty days. Any condominium declaration or declaration of restrictions of a homeowners' association shall include language providing for such limited occupancy.

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- K. All campground subdivisions shall be subject to subdivision review and approval as required by Title 2, Subdivision Regulations.
  - L. Each campground subdivision shall comply with all pertinent regulations of the Maryland Department of the Environment and Environmental Programs Division as well as other state and County requirements prescribed by law or regulations for such use and shall be required to provide water and sewer utility hookups to each individual campsite.
  - M. Campground subdivisions shall provide the following facilities:
    1. An adequate potable water supply to each campsite, as approved by the Environmental Programs Division.
    2. An adequate sewer connection to each campsite, as approved by the Environmental Programs Division.
    3. Adequate and safe electrical services to each campsite in accordance with the requirements of the National Electric Code, current edition, and the Worcester County Floodplain Management Law,<sup>2</sup> as determined by the Department.
    4. A refuse collection, management and disposal system.
    5. The sewer system shall be connected to a public system and a public treatment plant or to a privately owned public utility system which complies with the requirements of the Worcester County Shared Facilities Law.<sup>3</sup>

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2. Editor's Note: See § BR 2-301 et seq. of the Building Regulations Article of the Code of Public Local Laws of Worcester County, Maryland.

3. Editor's Note: See § PW 5-101 et seq. of the Public Works Article of the Code of Public Local Laws of Worcester County, Maryland.

- N. All roads and incidental drainage shall comply and be constructed in accordance with County road specifications for private campground subdivisions, as adopted by the County Commissioners. Collector roads and minor roads shall be determined by the Planning Commission. Drainage shall be provided in accordance with the provisions of the County road specifications for private campground subdivisions. Adequate easements or rights-of-way for utilities shall be provided. All roads in campground subdivisions shall be private and shall not be accepted by the County Commissioners for maintenance.
  - O. Every campground subdivision shall have not less than twenty-five percent of its total area devoted to open space and/or recreation as a common area.
  - P. All campground subdivisions shall establish a system of management and maintenance for the common areas and commonly owned improvements as may be required in conjunction with subdivision approval by the Planning Commission.
  - Q. Placement of a recreational park trailer, cabin or accessory structure on a campsite in a campground subdivision shall require the issuance of a building permit and zoning certificate. The temporary placement on a campsite of a recreational vehicle bearing current valid registration or license plates shall not require the issuance of a building permit or zoning certificate. Placement of a recreational vehicle on a campsite in such a manner that its placement is not intended to be temporary or transient shall require the issuance of a building permit and zoning certificate.
- (2) Prior to the occupancy or use of any lot or unit in a campground subdivision, a zoning certificate certifying that all of the requirements of Subsection (d)(1) hereof have been fully and completely complied with must be obtained from the Department. Any such zoning certificate shall be for the entire subdivision, including all lots or units within the subdivision, and may be revocable at any time as to any lot or unit in the subdivision or as to the entire subdivision upon not less than ten days' written notice, providing an opportunity to be heard, given, in the case of an individual lot or unit, to the owner or, in the case of an entire subdivision, to the authority responsible for the subdivision. Upon revocation of

the zoning certificate, the lot or unit or, in the case of an entire subdivision, the subdivision may no longer be used as a campground subdivision until it is in full compliance and a new zoning certificate is issued.

- (3) The County Commissioners may, by resolution, adopt a procedure for the annual inspection of campground subdivisions to determine compliance with the provisions hereof, particularly the provisions of Subsection (d)(1)J hereof. Such systems may include licensure and fees for such inspections.

(e) Cooperative campgrounds.

- (1) No new cooperative campgrounds shall be permitted except as provided for in Subsections (e)(3) and (e)(4) hereof.
- (2) The following provisions apply to all cooperative campgrounds:
- A. Words as used herein where defined in § 5-6B-01 of the Corporations and Associations Article of the Annotated Code of Maryland, as from time to time amended, shall be defined as therein set forth.
  - B. Cooperative campgrounds, for the purposes of this Title, shall not be considered rental campgrounds, membership campgrounds or campground subdivisions as governed by Subsections (c) and (d) hereof but shall be governed by this subsection.
  - C. Unless otherwise specified, minimum lot requirements shall be: lot area, twenty-five acres; lot width, eight hundred feet; front yard setback, two hundred fifty feet; and each side yard setback and rear yard setback, one hundred feet. Perimeter property lines shall be permanently marked in the field to indicate the limit of the cooperative campground area. Screening along perimeter property lines shall be provided in accordance with the approved site plan or plat. No campsite shall be located in any required yard, less than two hundred feet from any existing dwelling or public road or less than one thousand feet from the district line of any R District. With the approval of the Board of Zoning Appeals as a variance, the one-thousand-foot setback may be reduced to not less than five hundred feet, provided that the setback area contains screening in accordance with

§ ZS 1-322 hereof. The one-thousand-foot setback shall not apply to any campground adjacent to an R District for which all permits have been issued and construction has commenced at the time of the zoning of the area to an R District, provided that in such case the five-hundred-foot minimum setback referred to herein shall apply.

- D. Campsites shall be occupied only by recreational vehicles, recreational park trailers or cabins capable of connection to individual campsite sewer, water and electrical hookups. No more than one recreational vehicle, recreational park trailer or cabin shall occupy any one campsite at any one time. Tents and tenting areas are not permitted in cooperative campgrounds.
- E. No recreational vehicle, recreational park trailer or cabin shall exceed one story nor shall it exceed seventeen feet in height. Furthermore, no such structure shall contain any living space below or any attic space or loft above the first-floor elevation.
- F. No additions to recreational vehicles, recreational park trailers and cabins other than open decks and porches fitted with insect screening or soft plastic framed enclosures, as defined herein, shall be permitted. Open decks and screened porches may only be permitted in conformance with the following: **[Amended 12-17-2013 by Bill No. 13-3]**
  - 1. Such additions shall not be elevated any higher than the floor elevation of the recreational vehicle, recreational park trailer or cabin.
  - 2. Other than the wall adjacent to the recreational vehicle, recreational park trailer or cabin, the wall area of porches shall be enclosed by insect screening or soft plastic framed enclosures (that comply with this section) only. Porches shall not be enclosed with glass panels, hard plastic panels, windows, solid walls or any other enclosure devices or methods not specifically permitted herein.
  - 3. Additions to recreational vehicles, recreational park trailers and cabins shall not exceed a total of three hundred fifty square feet in area, and in no case shall the main structure and any additions exceed a total of seven hundred fifty square feet in gross floor area.

4. Additions shall not contain any HVAC, plumbing or plumbing fixtures and shall comply with all campsite setbacks.
5. Open decks and porches fitted with soft plastic framed enclosures shall comply with the following:
  - (i) The translucent or transparent plastic shall not be more than 10 mil/ 0.254 mm/ 0.01 inch in thickness as evidenced by manufacturer's specifications and shall be fabricated in a hard frame constructed from material other than wood. Temporary sheets of soft plastic from rolls or otherwise (not framed) shall not be permitted.
  - (ii) The addition shall include not less than one means of egress directly from the addition to the outside without having to enter the recreational vehicle, recreational park trailer or cabin.
  - (iii) Not less than one smoke detector shall be installed in the addition.
- G. One detached accessory building, not to exceed eight feet by ten feet in size, may be located on each campsite in a cooperative campground. Accessory buildings may not be located in the front yard setback but are not subject to other setback requirements but shall be separated by not less than six feet from any other recreational vehicle, recreational park trailer, cabin or other structure on the same lot or any other lot. No accessory building may be used for human habitation or sleeping quarters. No accessory building may contain plumbing or plumbing fixtures.
- H. There shall be at least two off-street parking spaces but no more than two and one-half parking spaces for each campsite. At least two of the parking spaces must be provided on the campsite. Any additional parking may be provided in common parking areas located within six hundred feet of the campsite. At least one bicycle rack shall be provided at each amenity area, bathhouse, store or other facility which is commercial in nature.
- I. Only amenities which are noncommercial and purely incidental and subordinate to the operation of the

campground and intended only for its occupants shall be permitted.

- J. Structures or buildings which serve as an amenity or are incidental and accessory to the operation of the campground in general may not exceed two stories or forty-five feet in height.
- K. No retail business or merchandising, other than amenities which are purely incidental and subordinate to the operation of the campground and intended only for its occupants, shall be permitted.
- L. Cooperative campgrounds shall only be permitted to operate for a period of nine consecutive months in any twelve-month period and shall be closed for three consecutive months between September 30 and April 1 of each twelve-month period. Units or sites in a cooperative campground may be occupied only during the period of operation. The documents establishing the cooperative as well as the leases for the units in the cooperative campground shall include language providing for such limited occupancy. Utilities, other than those reasonably necessary for security and caretaking purposes and for the campground's administrative office, shall be shut off during the period when the cooperative campground is closed. Water and sewer facilities to all campsites and amenities shall be among the utilities shut off. The Department shall be notified on an annual basis as to what months the cooperative campground shall be operational and what months it shall be closed. **[Amended 10-18-2011 by Bill No. 11-5]**
- M. All cooperative campground must have a central sewage collection and disposal system. Sewage effluent disposal fields and adequate reserve areas must be provided for in the common areas. In no case shall a subsurface disposal field or reserve area be contained within the boundaries of any campsite or lot.
- N. Cooperative campgrounds shall comply with all pertinent regulations of the Maryland Department of the Environment and Environmental Programs Division as well as other state and County requirements prescribed by law or regulations for such use.

- O. Sanitary receptacles with animal-proof lids for the collection and storage of refuse shall be provided at convenient locations. Receptacles shall be emptied whenever necessary and the contents thereof disposed of in a fashion that complies with the County regulations pertaining to solid waste disposal.
- P. Cooperative campgrounds shall provide the following facilities, as approved by the Environmental Programs Division:
1. An adequate fresh water supply to each campsite.
  2. A sanitary toilet, lavatory and showers or other commonly accepted bathing facilities for use of the campers.
  3. Dump stations allowing the emptying of holding tanks for self-contained vehicles.
- Q. Adequate and safe electrical services to each campsite in accordance with the requirements of the National Electric Code, current edition, and the Worcester County Floodplain Management Law,<sup>4</sup> as determined by the Department.
- R. The documents establishing the cooperative campground shall provide for a managing person or board having the authority to assess the units in the cooperative campground for the purpose of raising the necessary funds to maintain the common areas and common improvements within the boundaries of the cooperative campground, including without limitation all improvements, recreational facilities, wastewater systems, water systems, streets, and roads, the authority to collect such assessments and the responsibility to maintain any such amenities.
- S. It is the intent of this section to provide a mechanism whereby those campgrounds permitted to be established as a cooperative campground herein and which have some degree of nonconformity enjoy the benefit of § ZS 1-122 hereof and be entitled to retain the benefits of such section despite their establishment as cooperative campgrounds and further to ensure compliance with the

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4. Editor's Note: See § BR 2-301 et seq. of the Building Regulations Article of the Code of Public Local Laws of Worcester County, Maryland.

provisions of this subsection to provide for the health, safety and welfare of the people of Worcester County and the occupants of such campgrounds. However, notwithstanding the provisions of § ZS 1-122 hereof, existing individual nonconforming manufactured or mobile homes, recreational vehicles, recreational park trailers or cabins may not be enlarged or extended, reconstructed, structurally altered or moved.

- T. Placement of a recreational park trailer, cabin or accessory structure on a campsite in a cooperative campground shall require the issuance of a building permit and zoning certificate. The temporary placement on a campsite of a recreational vehicle bearing current valid registration or license plates shall not require the issuance of a building permit or zoning certificate. Placement of a recreational vehicle on a campsite in such a manner that its placement is not intended to be temporary or transient shall require the issuance of a building permit and zoning certificate.
- U. Cooperative campgrounds shall be inspected annually to determine compliance with the provisions hereof. Any violations on individual lots shall be deemed to be the responsibility of the both the cooperative shareholder and the collective ownership corporation and enforcement actions against both may be taken.
- V. Prior to the occupancy or use of any lot or unit in a cooperative campground, a zoning certificate certifying that all of the requirements of this section have been fully and completely complied with must be obtained from the Department. Any such zoning certificate shall be for the entire cooperative campground, including all lots or units within the cooperative campground, and may be revocable at any time as to any lot or unit in the cooperative campground or as to the entire cooperative campground upon not less than ten days' written notice, providing an opportunity to be heard, given, in the case of an individual lot or unit, to the owner or, in the case of an entire cooperative campground, to the authority responsible for the cooperative campground. Upon revocation of the zoning certificate, the lot or unit or, in the case of an entire cooperative campground, the cooperative campground may no longer be used as a

cooperative campground until it is in full compliance and a new zoning certificate is issued.

(3) Conversion of existing rental campgrounds.

- A. A rental campground legally existing as of October 19, 2004, may be subdivided by the creation of a cooperative campground only where permitted by the Maryland Department of the Environment and in accordance with the procedures and requirements of this Title and the following:
  1. Unless expanded pursuant to this Title, the rental campground cannot contain more sites than those legally existing as of October 19, 2004.
  2. At the time of conversion to a cooperative campground, the campground must possess all required permits, approvals and licenses from the Maryland Department of Health and Mental Hygiene, the Worcester County Health Department and the Department of Development Review and Permitting.
- B. The procedure for the approval of the conversion of an existing rental campground into a cooperative campground shall be as follows:
  1. The developer shall submit a recordable plat along with two copies thereof to the Department and pay a fee as established by the County Commissioners. The plat shall include a boundary survey of the proposed cooperative campground in its entirety, a boundary survey of the individual lots or campsites which are intended to be the units thereof, and a location survey of all improvements, including recreational facilities, streets and roads, and, schematically, any proposed improvements not yet constructed within the proposed cooperative campground. It shall also comply with the following:
    - (i) It shall be drawn on sheets not smaller than eight and one-half inches by eleven inches and not larger than twenty-four by thirty-six inches. If more than one sheet is used, an index sheet or key map shall show the entire proposed cooperative campground, with individual sheets keyed in numerical order.

- (ii) It shall be prepared by a professional land surveyor or property line surveyor registered in the State of Maryland and shall be drawn to scale.
- (iii) It shall contain the following information:
  - a. The name of the cooperative campground, which may not be identical to or confusingly similar to the name of any existing subdivision or campground in the County.
  - b. The signatures and names of all owner(s), said names to be printed below the signature line(s).
  - c. The signature, name, registration number, seal and mailing address of the surveyor responsible for the plat.
  - d. The date of the original preparation of the plat and dates of any revisions.
  - e. A North arrow, such that it is oriented toward the top of the page.
  - f. A graphic scale.
  - g. A vicinity map with appropriate data identifying the general location of the cooperative campground.
  - h. The property lines for each campsite, unit or lot created, including the gross area. Property lines shall be drawn to scale and shall be marked, locatable and maintained in the field. Adequate control points shall be provided on the ground such that the boundaries of each site are verifiable. In no case shall such control points be located more than three hundred feet apart.
  - i. The names of abutting roads or rights-of-way, if any, including the right-of-way width as listed with the Worcester County Department of Public Works, Roads Division, or the Maryland State Highway Administration.

- j. The location, width, use and ownership of any rights-of-way or easements within the cooperative campground.
  - k. The deed reference for the parcel on which the cooperative campground is being established.
  - l. The tax map and parcel number of the parcel on which the cooperative campground is being established.
  - m. The following statement shall appear on the plat: "Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel Number 240083-\_\_\_\_\_, dated \_\_\_\_\_, this cooperative campground is located in zone \_\_\_\_\_."
  - n. The following statements, either on the plat or attached to the plat, shall be provided and signature blocks and statements of public agencies shall also be provided where required:
    - [i] "The grant of a permit or approval of this cooperative campground shall not constitute a representation, guaranty or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any occupancy of the proposed use and shall create no liability upon the County, its officials or employees."
    - [ii] "Any approval by the Department of the Environment of any sewer or water system or suitability thereof is based upon state and County standards existing as of the date of approval. Such standards are subject to change and current standards must always be met for occupancy."
2. The developer shall submit a set of the proposed documents establishing the cooperative housing

corporation and the cooperative campground to the Department.

3. The Department shall review the submittals and if the plat contains the information required herein and the cooperative campground complies with the requirements herein, the Department shall sign the plat as approved. The plat shall also be submitted by the Department to the Environmental Programs Division for approval pursuant to the Department of Health and Mental Hygiene regulations. Upon approval it shall be signed by the Environmental Programs Administrator evidencing approval of the sewer and water system.
4. Once approved and signed by the Department and by the Environmental Programs Division, the plat shall be recorded among the land records of Worcester County at the time of the establishment of the cooperative campground and a copy as recorded with recording references shall be delivered to the Department by the developer. The aforementioned signatures shall be sufficient to constitute County approval for purposes of recording.
5. The units of the cooperative campground shall be the lots or campsites as shown on the plat. Lot lines of the campsites shall be as delineated on the plat and shall be clearly marked and maintained in the field.

(4) Expanded or enlarged cooperative campgrounds.

- A. All expansions or additions to existing cooperative campgrounds shall only be permitted by special exception and the following regulatory requirements, in addition to those contained in Subsections (e)(1) and (e)(2) hereof, shall apply:
  1. Every special exception application for a cooperative campground shall be accompanied by a conceptual site plan as required in § ZS 1-116 hereof. The Board of Zoning Appeals shall review the application for special exception in concept only. In granting a special exception for an expansion or addition of a cooperative campground, the Board of Zoning Appeals may require that the existing portion of the campground comply with all or some of the provisions

imposed on the expanded or added area as part of the approval. Once the concept plan has been approved for special exception by the Board of Zoning Appeals, the application shall be subject to site plan review and approval by the Planning Commission in accordance with the provisions of § ZS 1-325 hereof.

2. Once the aforementioned site plan has been reviewed and approved by the Planning Commission, the developer shall submit a recordable plat and the proposed documents establishing the cooperative campground, said plat and documents to be in accordance with Subsection (e)(3)B hereof and to follow the same procedural format.
3. Each new campsite shall meet the following minimum requirements: campsite area, three thousand square feet, exclusive of the road right-of-way; maximum density, ten campsites per gross acre; frontage, twenty-five feet on a private roadway; front yard setback, ten feet; left side yard setback, seven feet; right side yard setback, three feet; and rear yard setback, five feet. Each campsite shall be so designed that a square of forty feet in width and depth can be located within the campsite boundary lines.
4. Every expanded or enlarged cooperative campground shall have not less than twenty-five percent of its total area devoted to open space and/or recreation as a common area.
5. Required yards shall be wooded, densely landscaped, screened by earth or any combination thereof approved by the Planning Commission.
6. No new campsite shall be located in any required yard, less than two hundred feet from any existing dwelling or public road or less than one thousand feet from the district line of any R District.
7. All roads and incidental drainage shall comply and be constructed in accordance with County road specifications for private campground subdivisions, as adopted by the County Commissioners. Collector roads and minor roads shall be determined by the Planning Commission. Drainage shall be provided in accordance with the provisions of the County road

specifications for private campground subdivisions. Adequate easements or rights-of-way for utilities shall be provided. All roads in cooperative campgrounds shall be private and shall not be accepted by the County Commissioners for maintenance.

- (f) Applicability to existing campgrounds. The provisions hereof shall, upon and after the effective date hereof, apply to all rental campgrounds, membership campgrounds, campground subdivisions and cooperative campgrounds. Any campground legally existing as of the date of adoption of this Title which does not conform to the respective requirements as contained in this section shall be considered a nonconforming use or structure as appropriate and as such subject to the provisions of § ZS 1-122 hereof. However, notwithstanding the provisions of § ZS 1-122 hereof, existing individual nonconforming manufactured or mobile homes, recreational vehicles, recreational park trailers or cabins may not be enlarged or extended, reconstructed, structurally altered or moved.