

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL FACILITIES *(amended 10/20/2022 by CC)*

<u>Types of Campgrounds by Zoning Requirements</u>	<u>Temporary Campground Special Event Day-Parking</u> <i>(permitted in any zoning district)</i>	<u>Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious</u> <i>(permitted in any zoning district)</i>	<u>Seasonal Commercial Campgrounds</u> <i>(permitted in the AR Agricultural / Recreational District only)</i>	<u>Seasonal RV Park Model Campground</u> <i>(permitted in the A-RV Agricultural / RV Park Model District only)</i>	<u>Rural Retreat & Cabin Developments</u> <i>(permitted in the RRC Districts only)</i>
Purpose and Needs	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiast while seeking access to the public lakes, rivers, and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
Permitted By Specific Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR only	Permitted in A-RV District Only.	Permitted in RRC Districts only
Site Plan Approval by Planning Commission or staff required	No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
Stormwater Pollution Prevention Plan and TDEC Permit Required	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
Types of camping accommodations permitted	Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted. All shall be removed post event and shall not remain on site.	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager’s dwelling only, <u>excluding any type of RV park model, or singlewide manufactured housing.</u>	A type of camping unit defined as a seasonal and recreational camping facility such as a tent, RV, motor home, camper, pop-up camper/tag along, 5 th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	RV Park Models only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.	Site-Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
Types of Amenities and Facilities Permitted	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
Full-time Residence permitted for Owner, Manager, Dock Master,	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
Open Burning Permitted	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
Safe Drinking Water and Frost Proof Spigots hall be required per local Utilities Agency	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

Sanitary Sewer or other on-site Sewerage Disposal System Required	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations provided shall also be installed per State regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	Each cabin shall have an approved individual septic system as approved by the State. Individual septic system shall also be required for the owner/manager dwelling.
Individual Mail Receptacle Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager
Electrical Service Hook-Ups/Connections	Not required for individual sites	Not required for individual camping sites	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Cabin developments must meet all building code requirements and State Electrical Code
Paving and Parking Requirements	A paved or graveled entrance is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved, graveled, or grassed.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. No dirt roads shall be allowed at any time due to dust and erosion. One extra parking space is required for every camping unit.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code
Central Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes	Yes
Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required <i>(free-standing decks, covered decks, screened-in covered decks, patios, or storage buildings only)</i>	No	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to Park Models, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the Zoning Standard per Table 3-103C	Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the Zoning Standard per Table 3-103C
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	Regulated by TDEC and State Fire Marshal as applicable.	Yes, a twenty-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide. All campers and RVs shall be “road-ready” and not permanently set-up. All sites shall be located above the designated floodplain.	Yes, a twenty-five-foot separation between all park models including any freestanding decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.	Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any roof overhang or deck – same as any permanent dwelling code
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107

Storage Facility for Outdoor Recreational Equipment: boat trailers, boats, kayaks, ski-dos, canoes, and the like	Prohibited unless in a commercial zone with site plan approval	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.
All other bulk regulations apply per zoning district and site plan requirements	Yes	Yes	Yes	Yes	Yes
Building Permits Required	If applicable	Yes, unless governmental entity	Yes	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	No	No
Open long-term storage of vehicles, and other personal effects	No	No	No	No	Only for property owner
Galley, Snack Shops, Food Trucks, etc.	No	Yes	Yes – Per Planning Commission approval	Yes – Per Planning Commission Approval	Food Service for guests only in Lodge per Planning Commission approval
Marinas, Boat Houses, and other Boating Services	No	No unless government-owned	Per TVA permitting	Per TVA permitting	Per TVA permitting
Other outdoor recreational facilities Permitted	No	Yes – limited by zoning district	Yes – limited by zoning district	Yes – limited by zoning district	No, only services for on-site cabin guests only and not the general public
Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)	N/a	10 per acre for seasonal camping sites, two per acre for cabin and lodge developments if on septic systems.	Ten (10) camp sites per acre maximum and further restricted per TDEC & TVA.	Five (5) Park Model Sites per acre maximum and further restricted per septic system guidelines per TDEC & TVA.	Two (2) cabins and owner/manager per acre maximum and further restricted per septic system guidelines per TDEC and TVA
Building Setback Requirements	All permanent structures shall comply with the district in which they are located	The perimeter setbacks shall be 30' front, 12' sides and 30' rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the zoning district. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.

