
ARTICLE VIII. Recreational Vehicle Parks

PART I. IN GENERAL

Sec. 101. Reserved.

PART II. Recreational Vehicle Parks

Sec. 201. Definitions.

Unless otherwise specifically provided, or unless otherwise clearly required by the context, the words and phrases defined in this Section shall have the meanings herein set forth when used in this Article. If a word or phrase used in this Article is not defined by this Section, elsewhere in this Article or elsewhere in this Chapter, to the extent such word or phrase is defined in Chapter 160D, the definition contained in Chapter 160D shall control.

1. *Administrator.* The Planning Director or his/her designee
2. *Certificate of Compliance.* A certificate issued by the Administrator after the Recreational Vehicle Park has been completed and developed as required by the standards of this Article. The Administrator has the authority to inspect Recreational Vehicle Parks at any time to ensure compliance.
3. *Dry Camping.* Camping with no permanent means of access to utility hookups which includes electricity, water and/or sewer disposal.
4. *Health Department.* Craven County Health Department.
5. *Recreation Vehicle or RV.* means a vehicle, which is:
 - (a) Built on a single chassis;
 - (b) Four hundred square feet or less when measured at the largest horizontal projection;
 - (c) Designed to be self-propelled or permanently towable;
 - (d) Designed primarily for use as a living quarters for residential, recreational, camping, travel, or seasonal use; and
 - (e) Is fully licensed and ready for highway use.
6. *Recreational Vehicle Park.* A Tract that is used by two or more Recreational Vehicles for temporary living, camping, travel or seasonal use.
7. *Recreational Vehicle space.* A plot of ground within a Recreational Vehicle Park designated for the accommodation of not more than one Recreational Vehicle.
8. *Service Building.* A building housing facilities such as recreational, maintenance, laundry, and office, necessary to the successful development and management of a Recreational Vehicle Park.
9. *Tract.* A parcel of land whose boundaries have been described or delimited by a legal instrument or map recorded in the office of the register of deeds.

Sec. 202. Purpose.

The purpose of this Article is to regulate and control the design of minimum standards of Recreational Vehicle Parks in order to promote the health, safety, and general welfare of the inhabitants of the County.

Sec. 203. Jurisdiction.

After January 5, 2026, no person shall proceed or commence with the development of a Recreational Vehicle Park without first securing approval from the County pursuant to this Article.

Sec. 204. Procedure for obtaining approval of a Recreational Vehicle Park.

No person shall begin development on any Recreational Vehicle Park until a plat has been properly presented and approved by the Planning Board and the Craven County Board of Commissioners. No Recreational Vehicle may be occupied within a Recreational Vehicle Park until a Certificate of Compliance has been issued. To obtain plat approval, the developer shall follow these steps:

1. The developer, owner or owner's agent shall meet with the Administrator to discuss plans and ideas pertaining to the new Recreational Vehicle Park.
2. The developer, owner or owner's agent shall submit a plat of the Recreational Vehicle Park as follows:
 - (a) Seven copies of the plat and any supplementary materials shall be submitted to the Administrator at least 15 days prior to the regularly scheduled Planning Board meeting at which said plat is to be considered.
 - (b) The Administrator shall inspect the site. The developer shall be required upon request to accompany the Administrator.
 - (c) The plat shall be checked against the design standards and plat requirements by the Administrator. The Administrator shall ensure the following agencies are given the opportunity to review and make recommendations on the plat:
 1. The Health Department as to the proposed sewage systems, insect and rodent control measures, and any other systems or methods related to the jurisdiction of the Health Department. If other agencies are providing sewer, a letter indicating the sewer provision will be required.
 2. The Craven County Water Department as to the proposed water system. If other agencies are providing water a letter indicating water provision will be required.
 3. The Army Corps of Engineers and the Department of Environment and Natural Resources if the proposed Recreational Vehicle Park contains waterfront access lots or property and/or canals are to be excavated.
 4. Other agencies and officials as the Planning Board or the Administrator deems necessary.
4. The Planning Board shall recommend approval, approval conditionally, or disapproval of the plat.
 - (a.) If recommended for approval conditionally, the conditions and reasons thereof shall be stated; the Planning Board may request that the developer submit a revised plat.
 - (b.) If the plat is recommended for approval, approval shall be entered on the face of the plat in writing by an authorized representative of the County, and the plat shall be forwarded to the Board of Commissioners for final approval.
 - (c.) If the plat is recommended for disapproval, the Planning Board shall instruct the applicant concerning discrepancies in the plat and provide reasons for its disapproval and instructions for resubmission of a revised plat. The applicant may make such changes as will bring the plat into

compliance with the provisions of this Article and resubmit same for reconsideration by the Planning Board.

5. The Board of Commissioners shall consider an application and plat at its first regular meeting following the final consideration and recommendation by the Planning Board, or as soon thereafter as it may be reasonably considered. The Board of Commissioners shall approve, approve conditionally, or disapprove the application and plat. Approval or conditional approval (once all conditions have been met) shall authorize the owner to proceed with the development of the Recreational Vehicle Park as approved. Failure of the Board of Commissioners to consider the application and plat, or failure to take action on same, shall not constitute approval.
6. No plat shall be accepted or approved until the certificates required to appear on the plat have been properly completed and signed, and an inspection fee set by the Board of Commissioners has been paid to the County.
7. Contents of the plat. The plat shall be prepared by a registered surveyor and/or engineer, shall be drawn to a scale not less than 200 feet to one inch and shall contain or be accompanied by the following:
 - (a) Title, date, and location of the Recreational Vehicle Park.
 - (b) Name of the owner and surveyor.
 - (c) Scale with bar graph and north point.
 - (d) Sketch vicinity map showing relationship between the Recreational Vehicle Park and the surrounding area.
 - (e) Topographical map upon request.
 - (f) Lines and square footage of all Recreational Vehicle spaces, dimensions, driveways, parking areas, streets, roads and road dimensions,.
 - (g) Recreation areas and parking areas.
 - (h) Location and intensity of area lights and drawing showing typical connections to Recreational Vehicles and a statement from the power company serving the area where the Recreational Vehicle Park is to be located indicating that it will be responsible for design and installation of the electrical system.
 - (i) Water supply, sanitary sewerage disposal, and storm drainage systems.
 - (j) Surface water drainage plans.
 - (k) Location of fire hydrants.
 - (l) Certificate of Ownership, Certificate of Planning Board approval (unsigned), and Certificate of Board of Commissioners approval (unsigned), and any other certificates required by the Administrator.
8. Upon approval of the plat by the County Commissioners, the developer may begin development of the Recreational Vehicle Park.
9. Any new addition of Recreational Vehicle spaces to a Recreational Vehicle Park shall be submitted as a new plat and shall meet the procedures and requirements of this Article.

Sec. 205. Certificate of Compliance.

After the construction and development of any new Recreational Vehicle Park has been completed, the Administrator shall issue a Certificate of Compliance to the owner or developer, which is authorization for operation

of the Recreational Vehicle Park. The Certificate of Compliance will be issued only after the Administrator is satisfied that the Recreational Vehicle Park has been completed as approved on the plat and in accordance with any conditions. At any time after the issuance of the Certificate of Compliance, the Administrator may revoke the Certificate of Compliance if the Recreational Vehicle Park is operating in violation of the requirements and terms of this Article.

Sec. 206. Design standards for Recreational Vehicle Parks.

1. *General provisions.*

- (a) Any land within the jurisdiction of this Article deemed by the Planning Board to be subject to flooding or unsuitable for residential occupancy may be prohibited as an Recreational Vehicle Park but such land may be set aside for such uses as will not be endangered by periodic or occasional inundation. The Planning Board in making its determination shall be guided by an analysis of available data on topography, soils, floodplains, drainage, or ground and surface water information. All Recreational Vehicles within the flood hazard areas must meet the requirements set forth in the County Flood Damage Prevention Ordinance.
- (b) All newly proposed Recreational Vehicle Parks shall be rejected when not compatible with the Air Installation Compatible Use Zone Study (AICUZ) of the Cherry Point Marine Corps Air Station Zoning Ordinance.
- (c) All newly proposed Recreational Vehicle Parks shall be rejected when not compatible with the Coastal Carolina Regional Airport Zoning and Height Control Ordinance.
- (d) Temporary dwelling unit status may be permitted for a period of up to nine months if one of the following criteria are met:
 - 1. Construction of a single-family dwelling or the placement of a modular or manufactured home;
 - 2. In the event of an emergency or disaster when a government grant/program provides a temporary Recreation Vehicle; or
 - 3. While the damaged/destroyed primary manufactured, stick-built, or modular home is being replaced due to a natural or man-made disaster
- (e) All new Recreational Vehicle Parks must comply with all federal, state and local requirements.

2. *Interior drives and walkways.* All new Recreational Vehicle spaces shall abut upon an interior gravel drive or hard surface of no less than 20' feet in width which shall have unobstructed access to a public street or highway. All interior drives and walkways within the Recreational Vehicle Park shall be adequately maintained by the owner. If the length of the road exceeds 200 feet a fire apparatus turnaround will be required.

3. *Off drive parking.* Each new Recreational Vehicle space shall be provided with at least two parking spaces that are adequately graveled and maintained or hard surfaced. A guest parking area shall be provided consisting of gravel or a hard surface and shall have a minimum of 5 spaces.

4. *Required Recreational Vehicle space density.*

- (a) Recreational Vehicle Parks shall be on a Tract no less than 2 acres in size with density not exceeding 7 units per acre.
- (b) No Recreational Vehicle space shall be smaller than 1,500 square feet and the average size must be no less than 3,750 square feet in area.

5. *Setbacks.*

- (a) Each new Recreational Vehicle space shall be at least 35 feet wide and clearly defined.

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- (b) Each new Recreational Vehicle space and any other improvements shall be set back 30 feet from the front property line.
 - (c) Each new Recreational Vehicle space shall be set back 20 feet from the side property lines, and 25 feet from the rear property line.
6. *Refuse collection facilities.*
- (a) Individual, watertight, covered refuse containers shall be provided at each Recreational Vehicle space. A stand must be provided to keep containers secured and upright or,
 - (b) Dumpsters may be used in lieu of individual refuse containers. When dumpsters are utilized, they must be screened from view.
7. *Recreation area.* At least ten thousand contiguous square feet (10,000 sqft) shall be set aside for recreational use. The intent of this requirement is to prevent the developer from setting aside isolated parcels that are too small to be of use for development purposes.
8. *Drainage.* The new Recreational Vehicle Park shall be located on a well-drained and properly graded site. Necessary site drainage improvements as approved by the Craven County Planning Board shall be provided.
9. *Utilities.*
- (a) All Recreational Vehicles shall be connected to a permanent water supply.
 - (b) All Recreational Vehicles shall be connected to a septic or sewer system.
 - (c) All Recreational Vehicles shall utilize quick disconnects from utilities.
 - (d) Provided, Recreational Vehicles used for Dry Camping within Recreational Vehicle Parks may be permitted if on-site amenities such as dump stations/pump out stations and bathroom/restroom facilities are provided to help with tank management, sanitation, and waste disposal.
10. *Individual water-riser pipes and connections.*
- (a) Individual water and riser pipes shall be provided and located within the confined area of the Recreational Vehicle site at a point where the connections will approximate a vehicle position.
 - (b) Water riser pipes shall extend at least ten inches above ground elevation, and the pipe shall be at least three-quarter inches in diameter. The water outlet shall be capped at all times when a Recreational Vehicle does not occupy the lot or when the supply is not in use.
 - (c) Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect risers from heaving and thawing actions during freezing weather. Surface drainage shall be satisfactorily diverted from the location of the riser pipes. Sewer riser pipes should be at least six inches above ground level.
 - (d) All water and sewer pipes and connections shall meet state plumbing regulations.
11. North Carolina State Electrical Code. Each new Recreational Vehicle Park shall meet the current state electrical code.
12. Service Buildings and administrative facilities. An office must be provided on site and cannot be located in a Recreational Vehicle.
13. *Lighting.* All interior drives and walkways within the Recreational Vehicle Park shall be lighted at night with electrical lamps providing sufficient lighting at street level throughout the Recreational Vehicle Park to ensure safety.
14. *Buffer zones.*

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- (a) A buffer strip at least ten feet wide adjacent to each exterior property line shall be densely planted and maintained, or
 - (b) An opaque fence 6' feet in height adjacent to each exterior property line shall be constructed.
15. *Nonresidential purposes.* No part of any new Recreational Vehicle Park may be used for nonresidential purposes other than incidental to the Recreational Vehicle Park.
 16. *Site address.* Approved numbers or addresses shall be provided for all buildings or spaces in such a position as to be plainly visible and legible. All Recreational Vehicle Parks must adhere to the county road naming and addressing ordinance.
 17. *Compliance with state guidelines for areas of environmental concern.* Prior to approval of any Recreational Vehicle Park, the Administrator and the local AEC permit officer shall determine if the site, in whole or in part, is located within or outside any area of environmental concern. This determination shall result from both an onsite investigation and a review of the official overlay map.

If the site is, in whole or in part, within any area of environmental concern, the proposed Recreational Vehicle Park will comply with development standards of the state guidelines for areas of environmental concern prior to the issuance of a Certificate of Compliance; and a statement to that effect shall be signed by both the AEC permit officer and Administrator.
 18. No existing Recreational Vehicle Park shall add Recreational Vehicle spaces except where the existing park and all proposed additions and alterations are in compliance herewith; When a nonconforming operation of a Recreational Vehicle Park is discontinued or abandoned for six consecutive months, the premises shall not thereafter be used for a Recreational Vehicle Park except in conformance with the provisions of this Article.

Sec. 207. Responsibilities of management.

1. The person to whom a Certificate of Compliance is issued shall operate the Recreational Vehicle Park in compliance with this Article and shall provide adequate supervision to maintain the Recreational Vehicle Park, its facilities and equipment in good repair and in a clean and sanitary manner. Further, such person shall insure compliance with all federal, state, and local rules and regulations by the occupants of the Recreational Vehicle Park, including but not limited to junked motor vehicles (Chapter 38, Article III of this Code) and solid waste (Chapter 32) of this Code.
2. Recreational Vehicle Park management shall notify all occupants of applicable provisions of this Article and shall inform those occupants of their responsibilities.
3. Recreational Vehicle Park management shall supervise the placement of each Recreational Vehicle in its space, ensuring its stability and proper installation of all utility connections.
4. Recreational Vehicle Park management shall maintain a complete register containing all information necessary for identification and location of all occupants. Such register shall be available to any authorized person inspecting the Recreational Vehicle Park.
5. Recreational Vehicle Park management shall notify the Health Department immediately of any suspected communicable or contagious disease within the Recreational Vehicle Park.
6. Recreational Vehicle Park management shall be responsible for the lawful operation of the Recreational Vehicle Park and the lawful conduct of all occupants therein.

Sec. 208. Responsibilities of Recreational Vehicle Park occupants.

1. Each Recreational Vehicle Park occupant shall comply with all applicable requirements of this Article and shall maintain the Recreational Vehicle lot in a clean and sanitary manner.

2. The Recreational Vehicle Park occupant shall be responsible for proper placement of the Recreational Vehicle on its stand and of proper installation and operation of all utility connections in accordance with this Article.

Sec. 209. Certificates on final plat.

All final plats must include the following certificates, any additional site-specific certificates required by the Planning Department, and any certificates required by the state board of examiners for engineers and surveyors.

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described here on and that I (we) hereby adopt this plan of the recreational vehicle park with my (our) free consent. I (we) also certify that the land shown on this plat falls within the recreational vehicle park jurisdiction of Craven County.

Date

Owner

Certificate of Approval by the Planning Board

The Craven County Planning Board hereby approves the final plat for the _____ recreational vehicle park.

Date

Chairman, Planning Board

Certificate of Approval by the Board of County Commissioners

The Craven County Board of Commissioners hereby approves the final plat for the _____ recreational vehicle park.

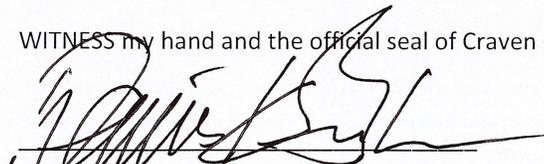
Date

Chairman, Board of Commissioners

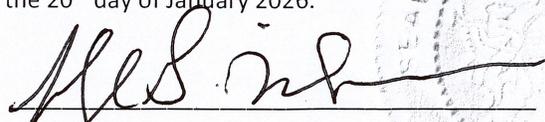
Section 210. Effective Date and Vesting Provisions

I hereby certify that this is a true and correct copy of the Recreational Vehicle Parks Ordinance as adopted by the Board of Commissioners of Craven County, North Carolina, on the 20th day of January 2026.

WITNESS my hand and the official seal of Craven County, this the 20th day of January 2026.



Dennis Bucher, Chairman



Abigail Wilson, Clerk

