

August 21, 2023 Revisions – Replaces July Revision

Add to Development Standards Section – Page 59:

EXEMPTIONS:

1. Recreational Camping Units (RCUs) as defined in this ordinance that are an accessory use to an active farming operation (on the same parcel), and are placed with permission and management from the principal owner of the property, are eligible for exemption from the campground regulations provided they meet the following conditions:
 - Camping shall remain seasonal April 1st – December 31st.
 - RCUs shall not remain onsite for more than 180 consecutive days.
 - The site shall contain no permanent water/sewer infrastructure.
 - RCUs shall remain licensed and road ready with no appurtenant structures attached.
 - Roads must be all weather and designed to accommodate emergency vehicles, even in wet weather conditions.
 - A seasonal contract for portable toilet service and removal must be in place. RCU to toilet ratio shall be in compliance with the WV Sanitary Code 64CSR18.
 - In floodplain areas or Special Flood Hazard Areas, campground must comply with the Hardy County Floodplain Ordinance, and the landowner must have a written emergency plan on file with the county planning office that includes contact information and a plan for removal and off site) storage (out of special flood hazard area of RCUs and mobile toilets prior to flood events.
2. Landowners using an RCU on their property for their own personal, part-time, recreational use.
3. Campgrounds that are licensed by the Health Department on the effective date of these revisions (DATE). *Note that any expansion to these operations would be subject to the new regulations.

Exempt existing campgrounds include:

 - Baker Campground
 - Big Ridge Campground
 - Lost River Campground
 - Love's Way Village
 - Riverside Cabins Campground

Add Definition – Page 6:

All-weather road - a road that is trafficable in all weather conditions. It is typically constructed in such a way that excessive rain does not cause it to be flooded or sodden to such an extent that vehicles travelling over it are likely to become bogged. An all-weather road is hard-packed and graded and/or graveled. It is also wide enough to be suitable for emergency vehicles to utilize regardless of weather.