

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE 4 OF THE DEKALB COUNTY ZONING ORDINANCE, BY CREATING A NEW LAND USE RELATING TO CAMPGROUND, AND BY AMENDING THE LAND USE TABLE OF ARTICLE 4 TO ALLOW CAMPGROUNDS AS A PRINCIPAL USE IN THE R-100 DISTRICT UNDER CERTAIN CONDITIONS, AND TO CREATE SUPPLEMENTAL REGULATIONS FOR CAMPGROUNDS, AND FOR OTHER PURPOSES.

WHEREAS, the development of recreational campgrounds is a valuable economic and social benefit to the community; and

WHEREAS, the location and design of campgrounds can impact the surrounding environment and public health; and

WHEREAS, the public interest requires that campgrounds be designed and operated in a manner that minimizes noise, traffic, and other negative impacts on nearby residents; and

WHEREAS, the County desires to promote responsible tourism and recreation in the area, while also protecting the natural resources and environmental quality of the region.

NOW THEREFORE, BE IT ORDAINED by the Governing Authority of DeKalb County, Georgia, and be it hereby ordained by the Authority of same, that Chapter 27 of the Code of DeKalb County, as revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By creating Section 27-4.2.62 -Campground Supplemental Regulations *of the Code of DeKalb County, as revised 1988, as follows:*

1) Definitions

- a) For the purposes of this ordinance, the following key terms shall have the following meanings:
- b) **Campground:** A designated land use for temporary accommodation in temporary structures such as, but not limited to, tents, RVs and yurts for recreational purposes.
- c) **Temporary Structures:** Temporary structures include tents and recreational vehicles (RVs), which are easily assembled and disassembled and/or moved, without permanent foundations.

-
- d) **Semi-Permanent Structures:** Semi-permanent structures include canvas or membrane-covered frame structures such as yurts, teepees, and covered wagons.
 - e) **Permanent Structures:** Permanent structures encompass cottages and cabins constructed with durable materials and are fixed in place by a permanent foundation.
- 2) **Permitted Locations**
- a) Campgrounds shall be permitted only on parcels zoned R-100 with a minimum lot size of 35 acres.
 - b) Private camping shall be permitted on R-100 lots between 10 acres and 35 acres by the owner and non-paying guests.
- 3) **Buffer Requirements**
- a) Campgrounds shall maintain a minimum distance buffer of 100 feet from surrounding lots. This buffer shall be landscaped to provide visual screening and mitigate potential impacts on adjacent properties.
 - b) Locations for temporary structures shall be clearly marked.
- 4) **Maximum Number of Campgrounds**
- a) The total number of campgrounds permitted in the county shall not exceed 20 sites.
- 5) **Maximum Occupancy and Stay Limits**
- a) The maximum number of individuals per acre within a campground shall not exceed 20 persons.
 - b) Campground operators shall establish maximum stay limits for campers, which shall not exceed 30 days within a two-month period.
- 6) **Hosting Events**
- a) Campgrounds may host events, subject to obtaining the necessary permits and complying with applicable regulations governing event hosting, including noise ordinances, parking requirements, and occupancy limits.
- 7) **Emergency Access and Fire Prevention Measures**
- a) Campgrounds shall maintain clear and unobstructed emergency access routes to facilitate the ingress and egress of emergency vehicles. These access routes shall be regularly maintained and marked with appropriate signage.
 - b) Campground operators shall implement fire prevention measures, including the provision of adequate firefighting equipment, the establishment of firebreaks or defensible space around the campground perimeter, and the implementation of fire safety protocols in accordance with local fire codes and regulations.
- 8) **Vehicle Requirements**

-
- a) Recreational vehicles, camp trailers, and fifth wheels used for camping purposes within the county must have current registration and be in an operable, road-worthy condition.

9) Waste Management

- a) Campground operators shall ensure that trash is managed on-site and removed from the premises regularly during the camping period and upon completion of camping activities.
- b) All sewage management systems shall be regularly maintained to prevent environmental contamination and public health hazards
- c) Sewage generated within the campground must be disposed of in accordance with the following methods:
 - i) Connection to an off-site facility approved by the DeKalb County Environmental Health Department or the State of Georgia.
 - ii) Connection to a permitted and properly installed on-site wastewater disposal system.
 - iii) Utilization of incinerating, composting, or portable toilets that are properly maintained and disposed of in compliance with applicable regulations.

10) Property Maintenance

- a) The lot, parcel, tract, or mining claim on which camping occurs must be maintained in a safe, clean, and sanitary manner and must not create a nuisance or adverse impacts to surrounding property, land, or land uses.

11) Property Access and Visibility

- a) Property access, including driveways, must be permitted and approved by the relevant authorities. The property address must be clearly visible from the road to facilitate emergency response and navigation.

By amending Section 27-4.1.3 (Land Use Table) to allow campgrounds as principal uses in the R-100 district subject to certain supplemental regulations; and