

616. **Destination Park District (DPD).**

Intent. The intent of the Destination Park District is to provide sound and healthy recreational sites in Georgetown County in which campers are situated. Further, the Destination Park District is intended for short-term occupancy and is to be used primarily for leisure time activities at or near natural attractions in Georgetown County.

616.1 **Permitted Uses.** Unless otherwise set forth herein, occupied travel trailers, pick-up coaches, motor homes, camping trailers, other vehicular accommodations and tents suitable for temporary habitation and used for travel, vacation and recreation purposes shall be permitted. No permanent external appurtenances such as carports, cabanas, or patios may be attached to any travel trailer or other vehicular accommodation parked in a Destination Park, and the removal of wheels and placement on a foundation in such a park is prohibited.

616.2 **Accessory Uses.** Management headquarters, recreational facilities, toilets, dumping stations, showers, coin operated laundry facilities, and other uses and structures customarily incidental to the operation of a Destination Park may be allowed, subject to the following restrictions:

616.201 Such establishments and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park;

616.202 Such establishments shall be restricted in their use to occupants of the park;

616.203 Such establishments shall present no visible evidence from any street outside the park of a commercial character which could attract customers other than occupants of the park; and,

616.204 The structures housing such facilities shall not be located closer than one hundred (100) feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.

616.3 **Park Plan.** A suitable park plan shall be submitted by the developer to the Planning Commission and County Council for review and approval. Destination Parks shall conform to the following requirements:

616.301 The park site shall not be less than 10 acres in size;

616.302 It shall be located so that no entrance or exit from the park shall discharge traffic onto any residential district nor require movement of traffic from the park through a residential district. A Destination

- Park shall have a minimum of one hundred fifty (150) feet of frontage on a public street;
- 616.303 Site Conditions: Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences and no portion of the park shall be subject to flooding or erosion;
- 616.304 Sites: Each trailer site or space shall be at least two thousand five hundred (2,500) square feet in area and be at least 50' wide. Such site shall contain a stabilized vehicular parking pad of stone, paving or other suitable material. No part of a travel trailer or other unit placed on a site shall be closer than fifteen (15) feet to another travel trailer or other park buildings;
- 616.305 Recreational Facilities: A minimum of eight (8) percent of the gross area of the Destination Park shall be set aside and developed as common use area for open or enclosed recreation facilities. No trailer site, buffer strip, street right-of-way, storage area, or utility site shall be utilized in computing the recreational area;
- 616.306 Design of Access to Park: Entrances and exits to Destination Parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize friction with traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended and entrances and exits shall be designed to facilitate easy turning movement for vehicles with trailers attached. No impediment to visibility shall be created or maintained which obscures the view of an approaching driver;
- 616.307 Minimum setbacks for Park - These requirements are for the external boundaries:
- 616.3071 Front Yard - where park abuts a public street shall be 30 feet.
- 616.3072 Side Yard - where park abuts adjoining property shall be 20 feet.

- 616.3073 Rear Yard - where the rear property line of the park abuts adjoining property shall be 20 feet.
- 616.308 A plat drawn to scale by a registered civil engineer or land surveyor showing the exact dimensions of the parcel of land under consideration shall be submitted. The elements to be shown are as follows:
 - 616.3081 All property dimensions, lots and street systems, proposed location of buildings and sizes, plans for screening and protection of abutting properties, means of ingress and egress, access and circulation arrangements, open spaces, and other support facilities; and,
 - 616.3082 A drainage plan with a minimum of two (2) foot vertical contour intervals. The number of acres for the Park, open space and campsites shall be shown and each lot shall be numbered.
- 616.309 Spaces shall be rented by the day or week only, and the term of occupancy shall not exceed thirty (30) days; and,
- 616.310 Signs: Signs shall meet the requirements as set forth in Article IX.