

Ordinance No.: \_\_\_\_\_  
Adopted: \_\_\_\_\_

AN ORDINANCE

TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 155, ZONING CODE, SECTIONS 155.010, 155.021, 155.022, 155.036, 155.037, 155.046, 155.047, 155, 061, AND 155.062, SO AS TO RECLASSIFY CERTAIN USES THAT ARE CURRENTLY ALLOWED BY RIGHT TO A USE THAT REQUIRES A SPECIAL EXCECPTION FROM THE ZONING BOARD OF APPEALS; TO REMOVE THE USE “SINGLE FAMILY DETACHED HOUSING DEVELOPMENT” FROM THE AGC AND RUD ZONING DISTRICTS; TO CLARIFY THE PARKING REQUIREMENTS FOR EVENTS CENTERS IN THE AGRICULTURAL CONSERVATION AND RURAL RESIDENTIAL DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

**SECTION 1. Legislative findings.**

As an incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following legislative findings:

1.1 The Code of Ordinances of York County, South Carolina Chapter 155, Zoning Code should be amended in order to reclassify and further define certain uses which may develop in such a degree or manner that require additional regulation to safeguard our citizenry and promote orderly prospective treatment of the uses; to promote the public health, safety, convenience, order, appearance, prosperity and general welfare of York County and its citizens.

1.2 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under the South Carolina Local Government Comprehensive Planning Act of 1994, including but not limited to Sections 6-29-760; 6-29-770 S.C. Code Ann., as amended.

1.3 Council finds that the amendment and clarification will, inter alia, guide development and provide for orderly growth in the County; facilitate the creation of a convenient, attractive, and harmonious community; regulate the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, public activities, and other purposes.

1.4 Specifically, Council finds that the regulation of certain uses within the Agricultural Conservation and Rural Development Districts should require the granting of a Special Exception from the Zoning Board of Appeals instead of permitted by right, as currently allowed by the Zoning Code. The amendment allows the development of specific uses while also providing an opportunity for additional review and public participation in the regulatory process, thus safeguarding the interests of the York County citizens and the integrity of the County.

1.5 Council finds that “single family detached housing development” uses in the AGC and RUD Districts permit residential development at densities that are inconsistent with the intent of the zoning district. Removal of the “single family detached housing development” use from the AGC and RUD Districts will protect the intended low density character of these zoning districts, maintain the ability to construct residential dwellings on platted lots, and provide more predictable development potential of existing zoning districts to residents of rural communities.

## **SECTION 2. Code of York County Amended.**

Chapter 155, ZONING CODE, is hereby amended in the particulars established in Exhibit A, attached and incorporated herewith by reference.

## **SECTION 3. Public Hearing Required.**

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

**SECTION 4. Severability.**

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by the final order of a court of competent jurisdiction, such declaration shall not affect the constitutionality, legality or enforceability of any other section or provision of this ordinance, which shall be deemed severable, valid, enforceable and effective.

**SECTION 5. Repeal of inconsistent sections and ordinances.**

All sections of the York County Code of Ordinances and all York County ordinances in conflict with this ordinance are hereby amended to the extent of such conflict.

**SECTION 6. Effective date.**

This ordinance shall take effect immediately upon adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

YORK COUNTY COUNCIL

By: \_\_\_\_\_  
R. Michael Johnson, Jr., Chairman  
York County Council

Attest: \_\_\_\_\_  
David E. Hudspeth  
Interim County Manager

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_

# EXHIBIT A

**York County Code of Ordinances, Section 155.010, USE TABLE is hereby amended by amending the Use Table in Paragraph (F) as follows:**

<i>Table of Permitted Uses and Special Exceptions</i>															
<i>Uses</i>	<i>Supplemental Regulations?</i>	<i>AGC</i>	<i>AGC-I</i>	<i>RU D</i>	<i>RU D -I</i>	<i>RC -I</i>	<i>RC -II</i>	<i>RD -I</i>	<i>RD -II</i>	<i>BD -I</i>	<i>BD -II</i>	<i>BD -III</i>	<i>ID</i>	<i>LI</i>	<i>UD</i>
<b>ARTS, ENTERTAINMENT AND RECREATION</b>															
Campgrounds	Yes	SE	<u>P SE</u>	<u>P SE</u>	<u>P SE</u>										
<b>EDUCATION</b>															
Schools, either public or private and administrative buildings		<u>P SE</u>	<u>P SE</u>	<u>P SE</u>	<u>P SE</u>	P	P	P	P	P	P	P	P	P	P
<b>HEALTHCARE</b>															
Nursing, rest or convalescent homes			<u>P SE</u>	<u>P SE</u>	<u>P SE</u>			P	P	P	P	P			
<b>OTHER USES</b>															
Community Centers		<u>P SE</u>	<u>P SE</u>	<u>P SE</u>	<u>P SE</u>										
<b>SERVICES</b>															
Commercial Kennels		<u>P SE</u>	<u>P SE</u>	<u>P SE</u>	<u>P SE</u>							P	P	P	

The York County Code of Ordinances, Agricultural Development District (AGC) Section 155.021 Permitted Uses is hereby amended ~~as follows~~ by deleting subsections (D), (F), (K), (L) and (O) (1) – (6) in their entirety, with direction to Code Editor to sequentially re-alphabetize the subsections to account for these edits:

~~(D) Campgrounds, provided:~~

~~—(1) Minimum project area will be ten acres. Twenty five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;~~

~~—(2) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single family detached dwelling (manufactured housing is prohibited);~~

~~—(3) Shelters designed for sleeping will not be equipped with any interior cooking facilities;~~

~~—(4) All utilities including, but not limited to, electric, water and sewer will be placed underground;~~

~~—(5) DHEC approval will be required prior to site plan approval;~~

~~—(6) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this ordinance;~~

~~—(7) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, boathouses, stables, and the like will be for incidental use by the campsites;~~

~~—(8) A site plan must be submitted in accordance with all applicable provisions of this chapter;~~

~~—(9) Storage areas for storage of recreational vehicles are permitted, provided the area;~~

~~—(a) Does not exceed 20% of the development area; and~~

~~—(b) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use;~~

~~(F) Community centers (requires site plan approval);~~

~~(K) Kennels (requires site plan approval);~~

~~(L) Schools, either public or private, and administrative school buildings (requires site plan approval);~~

~~(O) Single family detached residential housing developments, provided:~~

~~—(1) Minimum average density for the project not to be less than three acres. To determine the average density, take the total project area (including open space, bufferyards, streets, and the like) and divide by three. Fractions are not rounded up for an additional lot;~~

~~—(2) Minimum lot size is one acre;~~

~~—(3) No more than one house/modular with a minimum 8 on 12 pitch roof shall occupy a lot;~~

~~—(4) Proposed lots must be accessed internally. Each lot must have the minimum amount of frontage required in the York County Subdivision Ordinance on a newly created public street specifically designed to provide internal access for the proposed lots. The road must be engineered and designed as a “public street” in accordance with the York County Subdivision Ordinance. NOTE: Lots proposed to be created on existing roads are prohibited except as~~

~~allowed under current development standards. This includes family exemption, minimum lot size of five acres and the three lot limitation;~~

~~—(5) A minimum 50-foot designated bufferyard/open space must be installed/maintained adjacent to the proposed lots extending toward all existing public road rights-of-way and perimeter property lines. The bufferyard must include either a berm measured a minimum of eight feet in height or the bufferyard must be left natural and include a minimum of eight trees that are a minimum size of ½ inch caliper and at least ten feet in height for every 100 linear feet of right(s) of way/perimeter property line(s) or 20 seedlings may be substituted. All but eight of the seedlings may be removed in accordance with best management practices only after trees are at least ten feet in height. All floodplains must be dedicated as open space/bufferyard and not be included as a portion of a lot. The bufferyard and any proposed open space (see sections specifying standards contained herein) must be platted separately and the plat and deed must indicate who is responsible for maintaining the area. The areas designated as bufferyard/open space cannot be included in the calculations for minimum lot size. To establish a homeowners association see the York County Subdivision Ordinance. An alternative to the above is to increase the depth of the perimeter lots by 50 feet and each individual property deed indicates the property owner is responsible for maintaining the bufferyard and the area is not to be disturbed (grading, clearing, tree removal, etc.) unless approved by the Planning & Development Services Department. The areas designated as individual perimeter bufferyards cannot be included in the calculations for minimum lot size. Tree planting requirements are required per this section above. The new rear lot setbacks for residential structures and residential accessory building and uses will be a minimum of 50 feet. This option will need to be clearly delineated with notes indicating individual responsibility and maintenance on the preliminary and final plats of subdivision and individual lot development plans;~~

~~—(6) A statement must be placed on the final plat indicating the seller or designee will inform the buyer prior to purchasing a lot within the subdivision of the following statement, “Farming activities may occur on adjacent parcels that may create disturbing odors and noise. Livestock and poultry (make noises, cross property lines, smell, cause insects), organic pesticides (manure and compost) and inorganic fertilizer (smell, cross property lines, and can temporarily affect air and water quality), hours of operation (early morning and late night activities occur involving heavy machinery and noisy equipment). In addition, we understand the following: normal farming activities create situations deemed nuisances by individuals not familiar with rural living, no additional liabilities are placed on the farmer; he or she has no obligation to accommodate our decision to move adjacent to his or her farm, and no county laws or ordinances exist to assist us in having these issues stopped.”~~

**The York County Code of Ordinances, Agricultural Conservation District (AGC) Section 155.022 Special Exceptions is hereby amended by:**

**Amending subsection (B) (10) (e) in its entirety as follows:**

**(10) Event venues and large capacity event venues, provided:**

~~“(e) Notwithstanding the provisions of § 155.440, For the purpose of site plan review, event venue and large capacity event venues shall be deemed commercial uses. Parking associated with an event venue or large capacity event venue may be paved, constructed of gravel, constructed of pervious materials; however, handicap parking spaces shall be constructed in accordance with ADA Standards for Accessible Design;”~~

**And by adding new subsections (B)(12) – (15), as follows:**

**“(12) Campgrounds, provided:**

(a) Minimum project area will be ten acres. Twenty-five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;

(b) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single-family detached dwelling (manufactured housing is prohibited);

(c) Shelters designed for sleeping will not be equipped with any interior cooking facilities;

(d) All utilities including, but not limited to, electric, water and sewer will be placed underground;

(e) DHEC approval will be required prior to site plan approval;

(f) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this ordinance;

(g) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, boathouses, stables, and the like will be for incidental use by the campsites;

(h) A site plan must be submitted in accordance with all applicable provisions of this chapter;

(i) Storage areas for storage of recreational vehicles are permitted, provided the area;

(1) Does not exceed 20% of the development area; and

(2) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use;

(13) Community centers (requires site plan approval);

(14) Kennels (requires site plan approval);

(15) Schools, either public or private, and administrative school buildings (requires site plan approval).”;

**The York County Code of Ordinances, Agricultural Conservation-I District (AGC-I) Section 155.036 Permitted Uses is hereby amended as follows by deleting subsections (F), (K), (M), and (N) in their entirety, with direction to Code Editor to sequentially re-alphabetize the subsections to account for these edits.:**

~~(F) Community centers (requires site plan approval);~~

~~(K) Kennels (requires site plan approval);~~

~~(M) Nursing, rest or convalescent homes (requires site plan approval);~~

~~(N) Schools, either public or private, and administrative school buildings (requires site plan approval);~~

**The York County Code of Ordinances, Agricultural Conservation District-I (AGC-I) Section 155.037 Special Exceptions is hereby amended by:**

**Amending subsection (B) (4) (e) in its entirety, as follows:**

(4) Event venues and large capacity event venues, provided:

~~“(e) Notwithstanding the provisions of § 155.440, For the purpose of site plan review, event venue and large capacity event venues shall be deemed commercial uses. P~~parking associated with an event venue or large capacity event venue may be ~~paved, constructed of gravel,~~ constructed of pervious materials ~~or some combination thereof~~; however, handicap parking spaces shall be constructed in accordance with ADA Standards for Accessible Design;”

**And by adding new subsections (B) (7), (8), (9), and (10), as follows:**

~~“(7) Community centers (requires site plan approval);~~

~~(8) Kennels (requires site plan approval);~~

~~(9) Nursing, rest or convalescent homes (requires site plan approval);~~

~~(N10) Schools, either public or private, and administrative school buildings (requires site plan approval);”~~

**The York County Code of Ordinances, Rural Development District (RUD) Section 155.046 Permitted Uses is hereby amended as follows by deleting subsections (D), (F), (G) (4) (a) –(f), (K), (L), and (M) in their entirety, with direction to Code Editor to sequentially re-alphabetize the subsections to account for these edits.:**

~~(D) Campgrounds, provided:~~

~~—(1) Minimum project area will be ten acres. Twenty-five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;~~

~~—(2) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single family detached dwelling (manufactured housing is prohibited);~~

~~—(3) Shelters designed for sleeping will not be equipped with any interior cooking facilities;~~

~~—(4) All utilities, including, but not limited to, electric, water and sewer will be placed underground;~~

~~—(5) DHEC approval will be required prior to site plan approval;~~

~~—(6) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this chapter;~~

~~—(7) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, boathouses, stables and the like will be for incidental use by the campsites;~~

~~—(8) A site plan must be submitted in accordance with all applicable provisions of this chapter;~~

~~—(9) Storage areas for storage of recreational vehicles are permitted, provided the area:~~

~~—(a) Does not exceed 20% of the development area; and,~~

~~—(b) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use.~~

~~(F) Community centers (requires site plan approval);~~

(G) Dwellings; no more than one dwelling per approved platted lot.

~~(4) Single family detached housing developments, provided:~~

~~—(a) Minimum average density for the project not to be less than two acres. To determine the average density, take the total project area (including open space, bufferyards, streets, and the like) and divide by two. Fractions are not rounded up for an additional lot;~~

~~—(b) Minimum lot size is one acre;~~

~~—(c) No more than one house/modular with a minimum 8 on 12 pitch roof shall occupy a lot;~~

~~—(d) Proposed lots must be accessed internally. Each lot must have the minimum amount of frontage required in the York County Subdivision Ordinance on a newly created public street specifically designed to provide internal access for the proposed lots. The road must be engineered and designed as a “public street” in accordance with the York County Subdivision Ordinance. NOTE: Lots proposed to be created on existing roads are prohibited except as allowed under current development standards. This includes family exemption, minimum lot size of one acre and the three lot limitation;~~

~~—(e) A minimum 50 foot designated bufferyard/open space must be installed/maintained adjacent to the proposed lots extending toward all existing public road rights-of-way and perimeter property lines. The bufferyard must include either a berm measured a minimum of eight feet in height or the bufferyard must be left natural and include a minimum of eight trees that are a minimum size of ½-inch caliper and at least 10 feet in height for every 100 linear feet of right(s)-of-way/perimeter property line(s) or 20 seedlings may be substituted. All but eight of the seedlings may be removed in accordance with best management practices only after trees are at least ten feet in height. All floodplains must be dedicated as open space/bufferyard and not be included as a portion of a lot. The bufferyard and any proposed open space (see sections specifying standards contained herein) must be platted separately and the plat and deed must indicate who is responsible for maintaining the area. The areas designated as bufferyard/open space cannot be included in the calculations for minimum lot size. To establish a homeowners association see the York County Subdivision Ordinance. An alternative to the above is to increase the depth of the perimeter lots by 50 feet and each individual property deed indicates the property owner is responsible for maintaining the bufferyard and the area is not to be disturbed (grading, clearing, tree removal, etc.) unless approved by the Planning & Development Services Department. The areas designated as individual perimeter bufferyards cannot be included in the calculations for minimum lot size. Tree planting requirements are required per this section above. The~~

~~new rear lot setbacks for residential structures and residential accessory building and uses will be a minimum of 50 feet. This option will need to be clearly delineated with notes indicating individual responsibility and maintenance on the preliminary and final plats of subdivision and individual lot development plans;~~

~~— (f) A statement must be placed on the final plat indicating the seller or designee will inform the buyer prior to purchasing a lot within the subdivision of the following statement, “Farming activities may occur on adjacent parcels that may create disturbing odors and noise. Livestock and poultry (make noises, cross property lines, smell, cause insects), organic pesticides (manure and compost) and inorganic fertilizer (smell, cross property lines, and can temporarily affect air and water quality), hours of operation (early morning and late night activities occur involving heavy machinery and noisy equipment). In addition, we understand the following: normal farming activities create situations deemed nuisances by individuals not familiar with rural living, no additional liabilities are placed on the farmer; he or she has no obligation to accommodate our decision to move adjacent to his or her farm, and no county laws or ordinances exist to assist us in having these issues stopped.”~~

~~(Ord. 5099, passed 7-19-99)~~

~~(K) Kennels (requires site plan approval);~~

~~(L) Nursing, rest or convalescent homes (requires site plan approval);~~

~~(M) Schools, either public or private, and administrative school buildings (requires site plan approval);~~

**The York County Code of Ordinances, Rural Development District (RUD) Section 155.047 Special Exceptions is hereby amended by:**

**Amending subsection (B) (7) (e) in its entirety as follows:**

(7) Event venues and large capacity event venues, provided:

~~“(e) Notwithstanding the provisions of § 155.440, For the purpose of site plan review, event venue and large capacity event venues shall be deemed commercial uses. Parking associated with an event venue or large capacity event venue may be paved, constructed of gravel, constructed of pervious materials or some combination thereof; however, handicap parking spaces shall be constructed in accordance with ADA Standards for Accessible Design;”~~

**And by adding new subsections (B) (9) – (13), as follows:**

~~“(9) Campgrounds, provided:~~

~~\_\_\_\_ (a) Minimum project area will be ten acres. Twenty-five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;~~

~~\_\_\_\_ (b) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single-family detached dwelling (manufactured housing is prohibited);~~

~~\_\_\_\_ (c) Shelters designed for sleeping will not be equipped with any interior cooking facilities;~~

(d) All utilities, including, but not limited to, electric, water and sewer will be placed underground;

(e) DHEC approval will be required prior to site plan approval;

(f) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this chapter;

(g) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, boathouses, stables and the like will be for incidental use by the campsites;

(h) A site plan must be submitted in accordance with all applicable provisions of this chapter;

(i) Storage areas for storage of recreational vehicles are permitted, provided the area:

(1) Does not exceed 20% of the development area; and,

(2) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use.

(10) Community centers (requires site plan approval);

(11) Kennels (requires site plan approval);

(12) Nursing, rest or convalescent homes (requires site plan approval);

(13) Schools, either public or private, and administrative school buildings (requires site plan approval).";

**The York County Code of Ordinances, Rural Development District-I (RUD-I) Section 155.061 Permitted Uses is hereby amended as follows by deleting subsections (D), (F), (K), (M), and (N) in their entirety, with directions to Code Editor to sequentially re-alphabetize the subsection to account for these edits.:**

~~(D) Campgrounds, provided:~~

~~—(1) Minimum project area will be ten acres. Twenty five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;~~

~~—(2) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single family detached dwelling (manufactured housing is prohibited);~~

~~—(3) Shelters designed for sleeping will not be equipped with any interior cooking facilities;~~

~~—(4) All utilities including, but not limited to, electric, water and sewer will be placed underground;~~

~~—(5) DHEC approval will be required prior to site plan approval;~~

~~—(6) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this chapter;~~

- ~~—(7) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, bathhouses and stables, and the like will be for incidental use by the campsites;~~
- ~~—(8) A site plan must be submitted in accordance with all applicable provisions of this chapter;~~
- ~~—(9) Storage areas for storage of recreational vehicles are permitted, provided the area;~~
  - ~~—(a) Does not exceed 20% of the development area; and~~
  - ~~—(b) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use;~~
- ~~—(F) Community centers (requires site plan approval);~~
- ~~—(K) Kennels (requires site plan approval);~~
- ~~—(M) Nursing, rest, or convalescent homes (requires site plan approval);~~
- ~~—(N) Schools, either public or private, and administrative school buildings (requires site plan approval);~~

The York County Code of Ordinances, Rural Development District-I (RUD-I) Section 155.062 Special Exceptions s is hereby amended by:

Amending subsection (B) (4) (e) in its entirety as follows:

(4) Event venues and large capacity event venues, provided:

“(e) Notwithstanding the provisions of § 155.440, For the purpose of site plan review, event venue and large capacity event venues shall be deemed commercial uses. Parking associated with an event venue or large capacity event venue may be paved, constructed of gravel, constructed of pervious materials, or some combination thereof; however, handicap parking spaces shall be constructed in accordance with ADA Standards for Accessible Design;”

And by adding new subsections (B) (6) – (10), as follows:

“(6) Campgrounds, provided:

(a) Minimum project area will be ten acres. Twenty-five percent of the total site area will contain designated recreational areas for, but not limited to, such games as shuffleboard, volleyball courts, horseshoe pits, walking trails and swimming areas;

(b) Campgrounds may have one caretaker residence. This will be the only permanent residential structure within the campground and must meet the definition of a single-family detached dwelling (manufactured housing is prohibited);

(c) Shelters designed for sleeping will not be equipped with any interior cooking facilities;

(d) All utilities including, but not limited to, electric, water and sewer will be placed underground;

(e) DHEC approval will be required prior to site plan approval;

(f) The campground will provide off-street parking, access and roads (surface may be gravel or similar material) in accordance with all applicable provisions of this chapter;

(g) Accessory buildings such as bathhouses, storage buildings, dining halls, meeting halls, boathouses and stables, and the like will be for incidental use by the campsites;

(h) A site plan must be submitted in accordance with all applicable provisions of this chapter;

(i) Storage areas for storage of recreational vehicles are permitted, provided the area;

(1) Does not exceed 20% of the development area; and

(2) Storage is limited to storage of recreational vehicles as an accessory use in conjunction with the principal campground use;

(7) Community centers (requires site plan approval);

(8) Kennels (requires site plan approval);

(9) Nursing, rest, or convalescent homes (requires site plan approval);

(10) Schools, either public or private, and administrative school buildings (requires site plan approval).";