

City of Bremen Campgrounds Standard Ordinance

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Sec. 1 Campgrounds in General

All campgrounds, regardless of whether the camp sites are offered for sale, developed as rental sites, or let on assignment, are subject to the regulations concerning subdivisions contained herein unless separate standards are otherwise specified. Plat requirements for subdivisions set out in the Design Standards of the City of Bremen apply to all campgrounds.

The following standards shall apply to all campgrounds containing two (2) or more camp sites or camp lots, including sites for tents, accommodations for backpackers, and recreational vehicles (RV's):

1.1 All proposed and required water sources and sanitary facilities serving campgrounds shall conform with the requirements of the Georgia Department of Human Resources, Public Health Division, and the Georgia Department of Natural Resources, Water Supply Section, as appropriate.

1.2 Permanent structures other than camp platforms and recreational, support and sanitary facilities shall be prohibited unless the developer or the owner can prove, to the Planning Commission's satisfaction, the necessity or desirability for such a structure.

1.3 The placement or erection of a conventional, industrialized and manufactured structure on a platted camp site is prohibited.

1.4 In lieu of providing individual parking spaces for each camp site, the developer may widen, minor collector streets and cul-de-sacs to accommodate parking on road rights-of-way, provided sufficient width is maintained to allow normal flow of traffic. (See City of Bremen Campground Design Standards, incorporated herein by reference, for suggested designs.) Widening of streets to permit parking on main thoroughfares is prohibited. Other requirements of the City of Bremen, Haralson County, or Carroll County Development Regulations may apply to such developments; and should be consulted by the developer.

1.5 Continuous camping or stay of any kind at a campground shall be restricted to a period of no more than thirty (30) days, with no less than a thirty (30) day break period away from any campground property within the City of Bremen. For continuous stays less than thirty (30) days but greater than seven (7) days, the break period shall not be less than fourteen (14) days between stays at any campground property within the City of Bremen. The manager of any campground shall take any necessary steps to ensure that accurate stay periods are recorded, tracked, and complied with. The campground may be required to provide their camping roster and stay period logs if requested by the city manager or his designee.

Those requesting a campground stay of more than thirty (30) days may apply for a permit for an additional subsequent stay period, which shall be no more than thirty (30) days. An application for a campground stay extension permit can be picked up at City Hall or from the campground manager. Before the City will approve and issue a stay extension permit, the applicant must receive the permission of the campground manager, in writing on the application. Applicants can only apply for one (1) campground stay extension in any twelve (12) month period. The total maximum continuous stay for period with a campground stay extension permit shall be no more than sixty (60) days.

1.6 Each campground site shall have access to a source of potable water approved by the applicable health authority. It is preferable to provide one (1) water outlet per camping unit; however, a minimum of one (1) outlet for every two (2) units shall be provided with two (2) hose bibs equipped with vacuum breakers. Each unit shall have access to water within fifty (50) feet of an RV pad. All water taps or outlets serving camp sites shall be of a type compatible with garden hose connections. Water outlets shall be located at least ten (10) feet from sanitary sewer line taps and electrical outlets.

1.7 The road circulation pattern shall be a one-way paved or gravel-reinforced system attached to a main two-way circular thoroughfare. If a loop system is used, it shall contain a pull through site arrangement or back-in site ranging from a forty-five (45) degree to a ninety (90) degree angle.

(A) Road widths on the one-way loop shall be at least fifteen (15) feet; double lane roads shall have a minimum width of twenty (20) feet. The circulation system shall parallel existing contours as closely as possible and shall not exceed a ten (10) percent slope. The turning radius in loops and turns shall not be less than thirty (30) feet; including parking spurs at individual RV sites.

(B) Parking spurs shall be located so that trailer doors face away from interior roads and into the site. Utility hookups shall be located to the left rear of the RV.

(C) Permanent drainage structures shall be designed for anticipated runoff and shall be installed in the initial phase of road construction.

(D) Depths of cuts and fills shall be held to a minimum in order to avoid excessive land disturbance. The smallest practical area shall be denuded during the construction period. Slopes steeper than 2:1 shall not be cut. Cuts into steeper slopes must be justified. A Soil and Erosion Sedimentation Plan shall be filed and approved prior to any construction.

1.8 All camp fires shall be contained and controlled. Stoves, grills, fireplaces, pits, and fire rings are recommended. Facilities shall either be provided for camp

sites or fires restricted to designated locations. No fire shall be allowed within ten (10) feet of a bottled gas container or other combustible source of fuel, and no open fire shall be left unattended.

1.9 All campgrounds shall provide fly-proof, watertight, rodent-proof containers for the disposal of refuse. Containers shall be provided in sufficient number and capacity to properly store all refuse. Refuse for camping areas shall be collected at least once a week.

1.10 There shall be no permanent residence of any type on property that is designated and/or operating as a campground facility.

Sec. 2 Camp Sites for Accommodation of RV's

2.1 In General:

(A) Camp sites for accommodation of RV's shall meet the requirements of the "Rules of Department of Public Health for Tourist Accommodation," as now or hereafter amended.

(B) To prevent intensive site use and to maintain an aesthetic camping atmosphere, density shall not exceed ten (10) sites per acre.

(C) Each recreational vehicle site with individual parking shall contain at least one (1) reinforced surface parking space incorporated into the site itself and shall be level from side to side with sufficient slope to provide adequate drainage.

(D) Parking dimensions may vary from single auto trailer attached 'vehicle back-in of 14 x 60 feet to side-by-side arrangements of trailer and auto of twenty-nine (29) feet long and thirty (30) feet wide. Various combinations may be used, but dimensions to accommodate trailer width with extended outside awning shall be at least fourteen (14) feet.

(E) RV sites shall be at least twenty (20) feet apart, edge to edge and the center of all camping units shall be at least thirty (30) feet from the edge of the campground road.

(F) Electrical outlets: Each RV site shall have access to a minimum of one, 110 volt electrical outlet supplying thirty (30) amperes of electrical current. All electrical outlets shall be located a minimum of ten (10) feet from water connections, sanitary sewer line taps, and waste water disposal facilities.

Sec. 3 Sanitary Facilities for Accommodation of Independent RV's

In campgrounds with access to a sewage system, each camp site shall contain a sewer connection with suitable fittings to permit a watertight junction with the RV outlet. Each sewer connection shall be constructed so that it can be closed and when not in use shall be capped to prevent escape of odors.

3.1 A sanitary dump station built to the requirements of the local sanitarian shall be provided at the entrance to the campground or other location convenient to all camp sites. The dump station shall be located so that the left rear of vehicles will, slope slightly toward the dump station when connected for emptying.

3.2 Sites which do not have access to a sewer hookup shall have convenient access to a suitable place for disposal of sink or tub water.

Sec. 4 Sanitary Facilities for Accommodation of Dependent RV's

All campgrounds for the accommodation of dependent RV's (i.e., trailers, non-motorized RV's) and tents shall provide sanitary facilities connected to a sewerage system. Whenever possible, these facilities shall be connected to a public sewage system.

4.1 Toilets, lavatories, and bathing facilities shall be provided as follows: A minimum of one (1) toilet stool per four (4) camping units or fraction thereof, and one (1) urinal for each, toilet facility designated for men; one (1) lavatory and one (1) tub or shower head for every ten (10) persons or fraction thereof, with a minimum of one (1) stool, one (1) lavatory and one (1) tub or shower head for each sex.

4.2 Toilet facilities shall be plainly marked, separate for each sex, lighted at night, and shall be located no farther than 200 feet from any camp pad. Toilet facilities may be located in a central building or in two or more buildings according to the size of the campground and location of the camp sites in relation to the facilities.

4.3 Adequate provisions shall be made for the disposal of dishwater according to the size of the campground. A suggested ratio is one disposal unit per ten (10) camp sites.

Sec. 5 Camp Sites for Tents

Construction of tent pads is not required for pup tents or other small shelters used by backpackers. Provisions for walk-in campgrounds are contained in Section 6.1.

5.1. Each tent site shall contain a minimum space of 30 x 30 feet. Density shall not exceed ten sites to the acre. Tent sites with individual parking arrangements shall contain one automobile parking space at least 20 x 10 feet.

5.2 Each site shall contain a reinforced, fairly level tent pad. The pads shall be approximately 16 x 16 feet to provide maximum flexibility of use but shall not contain less than an area of 12 x 12 feet. The tent pad shall be a minimum of six (6) inches high and constructed of gravel, crushed aggregate or equivalent material which will allow runoff from precipitation to flow through the pad. Pads constructed of tamped earth, asphalt or other impervious materials are prohibited. Tent pads shall not exceed a five percent slope; level pads are preferable.

5.3 Provisions for sanitary facilities are the same as for dependent RV's set out hereinabove.

Sec. 6 Walk-In Campgrounds

Camping is prohibited in areas where a source of potable water and access to sanitary facilities are not provided.

6.1 Walk-in campgrounds shall have access to a source of potable water within seventy-five (75) feet of all sleeping areas. In locations where a water supply system is not possible, potable water may be supplied by an approved well with a hand pump or by water from pickup stations.

6.2 All walk-in campgrounds shall have access to the use of a toilet facility containing a minimum of one (1) seat for every fifteen (15) campers and a minimum of one (1) facility for each area. A toilet facility shall be located within 300 feet of each camping space.

Sec. 7 Camp Sites for Mixed Uses

Campgrounds may be developed to provide more than one type of camping site in the same area. When uses are mixed, the highest, or most strict, standards shall apply to development of the entire campground with the exception of development of walk-in camping areas in a campground designed for mixed

uses. In such a development, areas for walk-in campers shall be separated from other types of camp sites and located so that camp fire smoke or noise from group activities will not constitute a nuisance to other campers.

Sec. 8 Campground Design

The designs for campgrounds as well as detailed designs for specific features are contained in the City of Bremen Campground Design Standards, available from the City Manager's Office, and are recommended for compliance with the requirements contained in the Ordinance. The ideal design is one which will be compatible with the natural features and topography of the tract undergoing development; and one which will provide safe, healthful, and convenient camping facilities for campground users consistent with minimum land disturbance.

Sec. 9 Enforcement and Interpretation

Violations of this Ordinance shall be enforced in accordance with the provisions of the City of Bremen Regulations, and/or pursuant to the general enforcement provisions of the Code of the City of Bremen. Citations shall be served and heard in Municipal Court, and fines shall be assessed at a minimum of \$200 but not to exceed \$1,000. The City shall also be authorized to seek injunctive relief. The Ordinance shall be administered, interpreted, and enforced by the City Manager and/or his designee and the Department of Community Development. Appeals of decisions shall be heard in accordance with the procedure in the City of Bremen Zoning Ordinance.

Adopted this 8/14/2006

BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF BREMEN, GEORGIA.

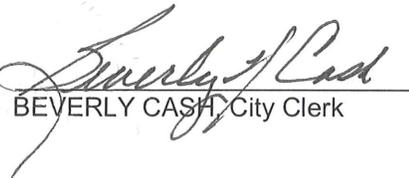
COUNCILMEN:



J. CHRISTOPHER COATS



W. O. PARRISH

Attested: 

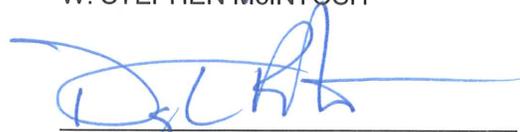
BEVERLY CASH, City Clerk



SHARON SEWELL, Mayor



W. STEPHEN McINTOSH



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