

Permitting Process for Campgrounds

Virginia Campground Association



Overview

This presentation provides a step-by-step summary of the permitting process for campgrounds in Virginia

A toolkit can be found online at www.virginiacampgrounds.com



What is a Campground?

- A campground in Virginia is defined as a place with **at least three campsites for overnight stays. (VA Code: 12VAC5-450)**
- Link:
<https://law.lis.virginia.gov/admincode/title12/agency5/chapter450>



Key Permitting Steps



ZONING & LAND USE
APPROVALS



VDH CAMPGROUND
PERMIT



ENVIRONMENTAL &
DEQ COMPLIANCE



BUILDING PERMITS



BUSINESS LICENSING
& TAX COMPLIANCE

Zoning & Land Use

1

Confirm zoning
with your local
planning office

2

Apply for
Special/Conditional
Use Permit if
required

3

Submit a
professionally
drafted site plan

VDH Campground Permit

Provide safe water and sanitary facilities

Water supply approval (well/public)

Approved sewage disposal system

Waste management plan

Environmental Compliance

Work with the Virginia Department of Environmental Quality (DEQ) to obtain:

Land disturbance permits

Stormwater management approvals

Link: <https://www.deq.virginia.gov>



Business Licensing & Taxes

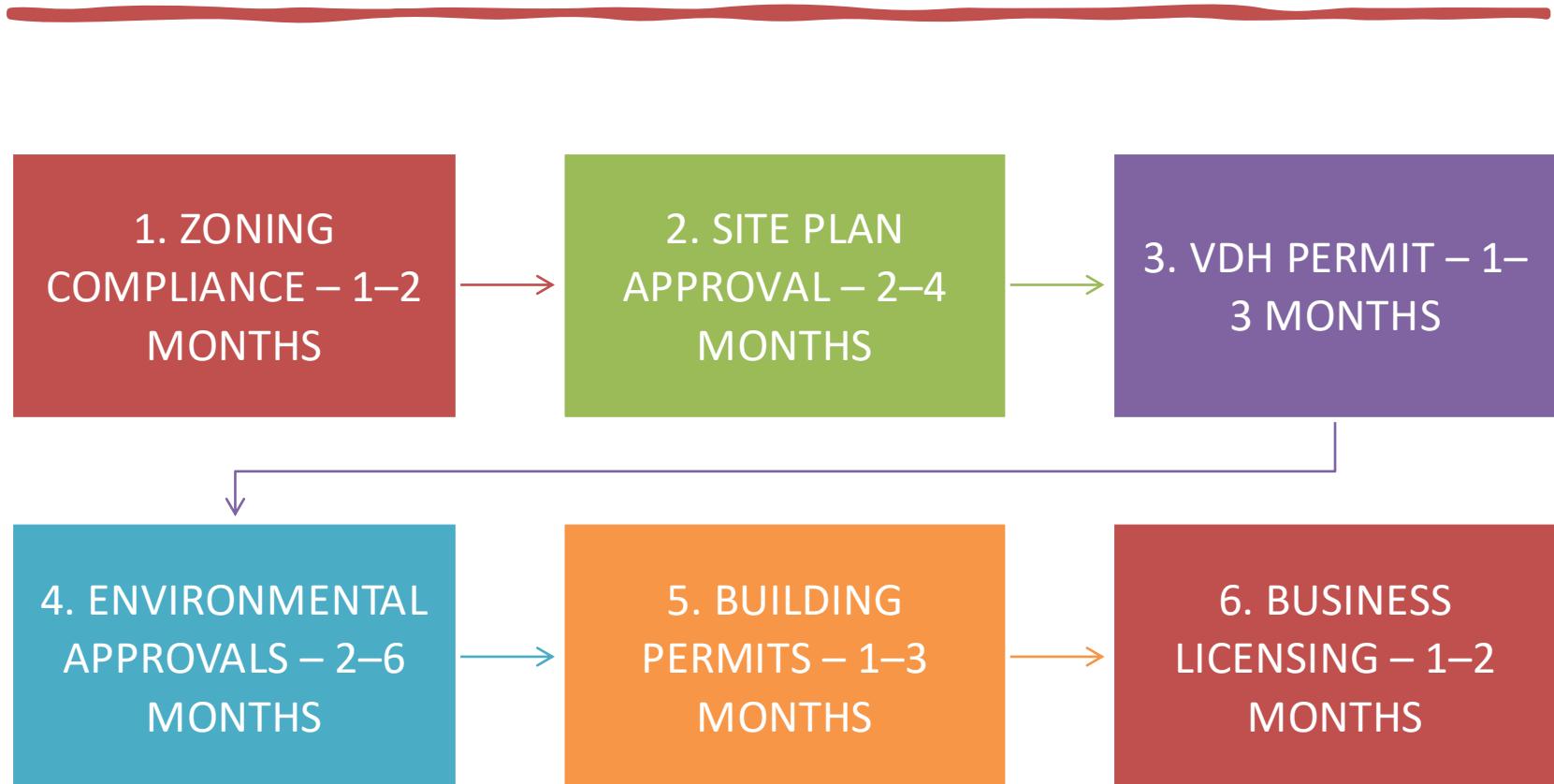
- Register with the State Corporation Commission (SCC)
- Obtain sales and lodging tax permits
- Maintain liability insurance

Links:

- <https://www.scc.virginia.gov>
- <https://www.tax.virginia.gov>



Permitting Timeline



Frequently Asked Questions

Is there a land minimum?
Varies by zoning

Can I use ag land? Often
yes, with a permit

Fire safety? NFPA 1194 and
local Fire Marshal

Seasonal campgrounds?
Still require permits

Harvest Hosts? Require
permits for 3 or more sites

Common Challenges & Solutions

Zoning
restrictions →
Apply early

Environmental
concerns →
Adjust site
plan

Public
opposition →
Host
community
meetings

Delays → Stay
in regular
contact with
agencies

Helpful Resources



VA Association of Counties:
<https://www.vaco.org>



VA Department of Health:
<https://www.vdh.virginia.gov>



DEQ:
<https://www.deq.virginia.gov>



Thank You

For more information, contact
the Virginia Campground
Association.

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