

### 3-50: MAJOR CAMPGROUNDS FOR NONCOMMERCIAL USE

#### A. SCOPE

The Planning Commission, in accordance with the provisions of zoning section 7-24-D, may approve a conditional use permit in any zone for a major campground for noncommercial use along with appurtenant campsite facilities provided the following provisions are met.

#### B. SITE PLAN

The Planning Commission has first received from the owner or agent of the owner of land in a qualifying zone a site plan (layout) of the campground and appurtenant facilities plus a program of management, which plan and program are consistent with the requirements and standards of this and all other applicable sections of the zoning ordinance.

#### C. STANDARDS

1. The campground and appurtenant facilities shall be for the private, noncommercial use of individuals or nonprofit corporations and include only those facilities listed in the definition section (zoning section 2-2-B-12) plus storage sheds and lodges with temporary group quarters.
2. The campground shall be located in a CE-1, CE-2, or M&G-1 zone and meet the minimum area requirements of the zone.
3. The location and size of the campground shall be consistent with the major street plan and other elements of the adopted general plan.
4. The design of the campground (including the number of tent sites, recreation vehicle pads, and parking spaces; the road and walkway system; the water system; the sewage disposal facility; the trash collection facilities; the fire protection facilities; the amount of open space and common area; etc.) shall be adequate for the number of persons permitted to use the facility.
  - a. One automobile parking space shall be provided for each tent site, recreation vehicle space, or similar camp space. In group facilities, each five (5) people shall be equivalent to one camp space in calculating the number of automobile parking spaces or other amenities.
  - b. Roadways shall be a minimum of 12 feet in width and have no curve where the radius of the center line is less than forty five (45) feet.
5. The campground has guaranteed vehicular access from a state or county road by a deeded easement or the equivalent, and the access road is adequate to handle emergency vehicles as well as the anticipated traffic volume.
6. Adequate water rights, water supply and distribution systems, and sewage disposal systems are provided by the applicant which meet federal, state, and any local health, county, and Planning Commission standards.
7. Solid waste (garbage) collection facilities and a program of disposal are provided by the applicant which meet federal, state, and any local health, county, and Planning Commission conditions.

8. Because the campground or campsite facility is intended for camping as an incidental, recreational use, rather than for private cabins and primary dwellings, any one-family, two-family or multifamily dwelling shall comply with the normal width, area, frontage, yard, and other requirements applicable to dwellings within the zone in addition to the requirements for a zoning lot for a campground.

9. The design and operation of the facilities are consistent with the intent of the zone and will not significantly decrease the quality of the environment of the surrounding area through the imposition of large volumes of traffic or produce levels of odor, noise, glare, light, or similar conditions which are incompatible with the character of the area.

10. Use of the campground shall not include the storage of vacant recreational vehicles after the occupants have returned home, nor the long-term use of campsites (over 90 days per calendar year).

#### D. BOND

The Planning Commission may require a performance bond to be posted with the Zoning Administrator, in the amount recommended by the County Surveyor or other reliable source chosen by the Board, as a condition of approval, sufficient to guarantee that the required access, garbage, water and sewage facilities will be provided.

#### E. ZONING COMPLIANCE PERMIT

After construction but before occupancy and use of the campground and campsite facilities, the owner shall qualify for and obtain a zoning compliance permit from the Zoning Administrator.