

LDCT-2024-3 **Agenda Item #15**

Recreational Camping LDC Text Amendment

A County-initiated LDC Text Amendment to Chapter 3, Section 303, to modify conditional use criteria for Recreational Camping and RV Parks; and adding a definition for Primitive Camping to Chapter 10.



- *Removing Recreational Camping minimum space requirements and removing a requirement that all camping facilities have access to a collector roadway.*
- *Modifying RV Park standards to clarify Recreational Camping standards within these facilities.*
- *Removing a requirement that a Level 3 approval is needed to allow any form of divided ownership among tenants such as condominium, cooperative, or time-share, within RV Parks.*
- **Staff Recommends Approval**
 - ***BoCC First Reading: 5/7/24***
 - ***BoCC Adoption Hearing: 5/21/24***



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What's the Problem?

- *Current standards are deemed too strict for smaller camping users, including frontage requirements and minimum “lot” sizes for camping area.*
- *Where Camping is allowed, Collector roads might not be available.*
- *Current policy focuses more on RV uses while there are multiple types of camping facilities.*
- *Overlap between “Recreational Camping” and “RV Parks” can create confusion for applicants and staff.*
- *RV Parks can be semi-residential in nature while camping is purely recreational, intended for short-term stays in open areas.*



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The Proposed Solution:

- *Access to Recreational Camping will be allowed from paved County or private road meeting County standards.*
- *“Lot” sizes in Recreational Camping are removed in favor of maximum intensity of four campsites per acre.*
- *Recreational Camping stays limited to 30 days.*
- *All facilities that allow over a 30-day period of stay will meet RV Park standards.*
- *All facilities that exceed four campsites per acre will meet RV Park standards.*





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Other Changes:

- Provide definition and exemptions for Primitive Camping.*
- Removing a requirement that a Level 3 approval is needed to allow any form of divided ownership among tenants such as condominium, cooperative, or time-share, within RV Parks.*





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Staff Recommends Approval:

- *Consistent with Comprehensive Plan and LDC.*
- *Provides clarity to existing policy when reviewed by staff and customers.*



Limits of the Proposed Ordinance

This effects of this amendment are restricted to the conditional use criteria in LDC Section 303 for Recreational Camping and RV Parks. This will not affect where these uses are currently allowed as a conditional use. Recreational Camping is allowed as a “C3” conditional use in Agricultural/Residential Rural (A/RR) and a “C2” conditional use in Leisure/Recreation, Recreation Open Space (ROS), and Tourism-Commercial Center (TCC) future land use districts. RV Parks are allowed as “P” permitted uses in TCC and “C2” uses in L/R future land use districts.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code. No use is being proposed within a land use designation for which it was not intended. This is a policy change pertaining to the uses described above.

