

**Rich County Ordinance for the Application, Development, Operation,
and Maintenance of RV Parks and Campgrounds**

Whereas, the County may by ordinance enact land use regulations, see Utah Code § 17-27a-501; and

Whereas, the County Commission has determined that regulating the application process, development, operation, and maintenance of RV parks and campgrounds to be in the County's best interest;

Now therefore, the County legislative body of Rich County, Utah ordains as follows:

Section 1. Purpose.

This chapter contains the minimum requirements for the application, development, operation, and maintenance of RV parks and campgrounds within the unincorporated areas of Rich County.

Section 2. Definitions.

“Usable acres” when calculating allowed density means land capable of being used for camping or recreation purposes. Usable acres excludes roadways, water, wetlands and slopes greater than 25%.

“RV” means a recreational vehicle, fifth wheel, or camping trailer used for overnight accommodation of persons.

“Campsite” or “site” means an area within a campground designed or used to accommodate one party in a single RV, tent, yurt, or other semi-permanent structure intended for overnight accommodation.

“Campground” means an area used or designed to accommodate three or more campsites, which is owned or operated expressly for the purpose of renting space in the campground on a transient basis for profit to the general public.

“Forest campground” means a rustic campground far from development in the hills, mountains, or canyons or unincorporated Rich County.

Section 3. Conditional use permit required.

It is unlawful for any person to construct, enlarge, alter, or improve any RV park or campground, or to cause the same to be done, unless the person holds a valid conditional use permit.

Section 4. Application process.

RV park and campground development applications shall be processed as conditional use permits. In addition to those requirements specified for the processing of conditional use permits, the following additional criteria shall be applied to the review of RV park and campground developments.

- A. The proposed development will not result in the obstruction of or interference with existing traffic patterns in the area.
- B. The proposed development will reasonably ensure the safety and wellbeing of patrons.
- C. The proposed development will reasonably ensure the peace and enjoyment of neighboring property owners and the surrounding community.
- D. The proposed development reasonably addresses concerns regarding visual screening, dust control, management of parking and traffic, buffering from adjoining properties, sanitation, and impacts on water quality.

Section 5. Application contents.

An application for a conditional use permit shall be submitted to the County's Zoning Administrator.

The applicant is bound by the design and specifications approved on final drawings.

The applications shall contain:

- A. Drawings to a readable scale, showing:
 - (1) The area and dimensions of the proposed development
 - (2) Topography.

- (3) Number, location, design, and layout of all campsites.
 - (4) Layout of interior roads and parking areas.
 - (5) Location and size of all structures to be included in the park.
 - (6) Type and placement of screening.
 - (7) Buffer zones.
 - (8) Landscaping.
 - (9) Placement of trash containers and waste disposal sites.
 - (10) Restrooms.
 - (11) Bodies of water.
- B. An area map showing the proposed development in relation to adjacent parcels of land.
- C. A list of property owners within 300 feet of the exterior boundaries of the proposed development obtained from the Recorder's office.
- D. Any other information determined necessary by the Zoning Administrator.

Section 6. Operation and maintenance requirements.

- A. A park attendant must be on duty within the RV park or campground at all times of operation.
- B. Registration records must be kept for patrons. This shall include the name, date, permanent mailing address, and license plate number for each patron.
- C. Permanent RV parking or camping is not allowed. No RV or camping patron shall stay longer than thirty (30) days at a time, except for a campground host employee.
- D. RV's shall be maintained in a readily movable condition at all times.
- E. The County Sheriff, Zoning Administrator, or Building Inspector shall have the authority to require the disuse and removal of any RV or camp if in his determination, the RV or camp is being used in violation of this section.

- G. The operator shall provide for continued maintenance of landscaping, buildings, and grounds. The property shall be kept free from litter.
- H. Campgrounds located adjacent to agricultural land are responsible for construction and maintenance of fencing to prevent livestock intrusion.

Section 7. Design standards.

- A. In the location of campsites, RV's shall be a minimum of 12 feet from structures and other RV's.
- B. Restroom facilities shall be located within 400 feet of any campsite. Handicap access to restroom facilities is required.
- C. A maximum density of 20 campsites per usable acre will be allowed. Density is determined by dividing the total usable acres in the development by the total number of campsites.
- D. The development shall have at least two ingress and egress points.
- E. There shall be at least one parking space provided inside the area of each campsite.
- F. Parking areas and roadways shall be constructed and surfaced so as to minimize fugitive dust.
- G. Structures shall be set back a minimum of 100 feet from any shorelines or waterways.
- H. Campsites shall be set back at least 50 feet from state and county roads measured from the property line of edge of travel surface whichever is greater.
- I. Campgrounds shall have appropriate waste receptacles placed near ingress/egress points.
- J. Campsites shall be well marked and numbered.
- K. No external structures are to be attached to RV's.
- L. RV sites and sites intended for tent camping shall be segregated.

- M. All structures to be used in the design and development of RV parks and campgrounds shall be permanent structures meeting county code requirements.
- N. Acceleration and deceleration lanes shall be provided when the campground entrance is in close proximity to a heavily travelled roadway. These lanes shall be at least 300 feet in length.
- O. A speed limit inside an RV park or campground shall be set at 5 mph.
- P. The surface width for internal two-way roads shall be at least 16 feet. The surface width for one-way roads shall be at least 12 feet.
- Q. All roads in the campground shall be graded and graveled.,
- R. There shall be at least two restrooms for each 15 campsites on average.
- S. All wastewater shall be disposed of into a public sewer system whenever available. Where connection to a public sewer system is not possible, wastewater shall be discharged into a wastewater disposal system meeting County code.
- T. All campgrounds accommodating R.V's will be required to be adjacent to county roads meeting 24' travel surface standard.
- U. Proof of liability insurance will be required for all campgrounds.
- V. Proof of means of the ability to communicate with sheriff/fire/ems.

Section 8. Accessory uses.

Accessory uses may be approved provided the primary usage and enjoyment are for camping patrons. Accessory uses shall be placed at least 50 feet from any exterior park boundary.

Section 9. Buffers and vegetation.

- A. A 100 foot vegetative buffer will be required where the proposed campground is adjacent to existing residential uses. Buffers should be of sufficient density to substantially reduce light and noise pollution imposed on existing residential uses. Additional buffers may be required by the County.

- B. Land between the campsites and the exterior property lines shall have sufficient existing or planted trees to separate the campground from adjacent lands and serve as a buffer zone.
- C. The vegetative buffer shall not be used for any other purpose in connection with the campground (i.e. storage, parking, dedicated recreation etc.).
- D. A minimum of one tree and one bush shall be planted at each campsite to provide shade and/or delineate adjacent sites.

Section 10. Special considerations for forest campgrounds.

Due to the setting of forest campgrounds, the following special provisions apply:

- A. Campsites shall be spaced in such a manner so that not more than five individual campsites shall occupy less than one acre of land. Clusters of campsites should consist of approximately 20 campsites and should be separated by natural barriers such as ridges, valleys, heavy timber, or similar natural features or by a sufficient distance to assure compatibility with the natural landscape.
- B. There shall be safe access into the campground through a single entrance where possible.
- C. All roads in the campground shall be graded and graveled and shall not exceed a grade of more than 15 percent. All roads shall be built and maintained to allow reasonable access by emergency medical vehicles at all times during operation of the campground.
- D. Turn-around loops shall be constructed to provide at least a 45-foot turning radius measured to the centerline of the road.
- E. A minimum distance of 200 to 300 feet shall separate roads within the campground.
- F. Water supplies shall be from a public water supply or from another source meeting requirements of county code and state law.
- G. There shall be a minimum of one hydrant per five camp units.
- H. Approval from the County Fire Chief is required. Fireplaces shall be located at least five feet from any table. A five-foot radius cleared of all flammable material shall be maintained around fireplaces and grills.

Section 11. Conditions imposed by County.

The County may attach reasonable conditions as may be necessary to address concerns regarding the health, safety, and enjoyment of patrons and neighboring communities as deemed necessary.

Section 12. Exemptions.

- A. Fully serviced campsites may be used to reduce the required number of bathrooms. This reduction is at the discretion of the Planning and Zoning Board.
- B. The County recognizes that the preceding subsections are not applicable to all circumstances because of unusual topography, access to water, or other circumstances. The County may consider exemption from specified condition(s) on a case by case basis.
- C. An applicant seeking an exemption must file the request in writing with the Planning and Zoning Administrator stating the requested exemption and providing a justification for the exemption.
- D. Existing campgrounds in existence at the time of the adoption of this ordinance will be regulated as a grandfathered conditional use.

Section 13. Effective date.

This ordinance shall become effective immediately upon posting as provided by law.