

Sec. 130.40.100 - Campgrounds and Recreational Vehicle Parks.

- A. **Applicability.** The provisions of this Section shall apply to all campgrounds and recreational vehicle parks, as defined in Article 8 (Glossary) of this Title, where the allowed use matrices for the zones allow these uses.
- B. **Temporary Camping.** It shall be unlawful to place, maintain, use, or occupy any vehicle or temporary structure, such as a tent, lean-to, or other makeshift enclosure for which no building permit has been issued, on any lot of real property for the purpose of camping, dwelling, maintaining, or establishing a temporary or permanent residency for more than 30 days unless such placement, maintenance, use, or occupancy is authorized in compliance with this Section or with Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title.
- C. **Compliance with State Law.** All campgrounds and recreational vehicle parks shall comply with the minimum standards of the Special Occupancy Parks Act (California Health and Safety Code Section 18860, et seq.) and the applicable regulations adopted by the Department of Housing and Community Development (California Code of Regulations, Title 25: Housing and Community Development Mobile Home Parks and Installations Regulations, Chapter 2) including, but not limited to setback and separation standards, infrastructure requirements, operations, maintenance, and inspections within these facilities.
- D. **Development Standards.** The following general standards shall apply to new campgrounds and recreational vehicle (RV) parks or proposed revisions to existing facilities, subject to a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title:
 - 1. **Minimum Area and Density.** The minimum area of a campground or RV park shall be three acres. At least 50 percent of the total site shall be left in its natural state or be landscaped. The remaining 50 percent of land is eligible for development. The maximum number of campsites, RV spaces, dormitory rooms, park model units or cabins shall not exceed nine sites per developable acre and each individual campsite or RV space shall be no less than 1,000 square feet. The average overnight population per campsite, RV space, or cabin shall not exceed four persons.
 - 2. **Fencing.** A fence, wall, landscaping screen, earth mound or other screening approved by the Director, or otherwise required by this Title, shall be required as needed for public safety.
 - 3. **Access.** Campground and recreational vehicle park access roads shall have clear and unobstructed access to a public roadway. There shall be no direct access from an individual campsite, RV space, dormitory room or cabin to a public roadway.
 - 4. **Trash Collection Areas.** Trash collection areas shall be adequately distributed and enclosed by a six foot high landscape screen, solid wall or fence, which is accessible on one side. Bear resistant garbage can containers are required in accordance with Subsection 130.30.030.C.3.g

- (Bear Resistant Garbage Can Containers) in Article 3 (Site Planning and Project Design Standards) of this Title.
5. **Parking.** The campground and recreational vehicle park shall provide off street parking spaces for each campsite and guest parking in accordance with Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title.
 6. **Signs.** Campground and recreational vehicle park entrance signs shall comply with the provisions under Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) of this Title.
 7. **Water Supply and Sewage Disposal.** The County Environmental Health Division shall determine that adequate water supply and/or septic capability is available to serve the project.
 8. **Commercial Use.** The construction of a structure within the campground or recreational vehicle park that is under the ownership or control of the park and can provide commercial use to the public shall be reviewed by the County for potential impacts on local services under the Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
 9. **Length of Stay.** The maximum length of stay in any campground or recreational vehicle park shall not exceed 30 days.
 10. **Structures and Recreational Facilities.** The following standards apply to structures on the site, apart from the personal residence of the property owner or caretaker:
 - a. Structures are limited to restrooms/showers and one clubhouse which may contain one commercial kitchen facility.
 - b. The total area of the structures or portions of structures intended for sleeping that may include restrooms/showers shall be limited to an average of 300 square feet per structure. Structures intended for sleeping may not include any kitchen facilities.
 - c. Campgrounds may include minor accessory recreational uses or structures such as swimming pools and tennis courts.