

Campgrounds in Commercial Zoning Districts (Section 3.18)

3.18.C. Performance Standards – Campgrounds

1. The maximum number of Campsites permitted per parcel are two per acre in the General, Public and Quasi Public, and Open Space and Conservation Zones, 10 per acre in the CG-10,000 and CH-10,000 Zones, or at a Density approved by the Board of Supervisors in the required Master Plan in the RC Zone or PC Zone. A maximum of one primary Dwelling Unit and one Accessory Dwelling unit, or two Cabins may be allowed per 10 acres in the General (G) zone and must meet standards of Section 3.4.
2. All internal driveways and vehicle maneuvering areas shall be improved with compacted aggregate base, at a minimum, and meet all Engineering standards and standards of the local emergency response agency.
3. Campgrounds shall front on and have direct Access on a Road accepted for maintenance by the County or other jurisdiction. The Access requirement may be waived by the Planning and Zoning Commission or Board of Supervisors if the additional Findings of Fact below are made:
 - a. The granting of the waiver will not diminish the ability for emergency service providers to access the property and carry out their services.
 - b. The granting of the waiver will not put an undue maintenance burden or impact on others that legally use the access.
 - c. The granting of the waiver is consistent with applicable engineering standards set by the Public Works Department or Engineering Division of the Community Development Department.
 - d. The granting of the waiver will not have a negative impact on neighboring properties or improvement, especially as related to dust and traffic safety.
4. Campsites, Cabins, Structures, common areas, and sanitation facilities shall meet underlying zone Setback requirements. Campgrounds directly Adjacent to any Single Family residential zone shall have a minimum 50-foot Setback from the property line abutting the residential zone, except for structures that were legally built and meeting the performance standards for the zone in which they were located prior to application for a Campground. The Setback shall be measured from the property line to the nearest Campsite, Recreational Vehicle Space, Cabin, Structure, common area, or sanitation facility. The Planning and Zoning Commission may require solid walls or fencing, retention of existing vegetation, Landscaping, or a combination of screening methods within the Setback as stated above in order to mitigate impacts of the use.
5. Recreational Vehicle or Travel Trailer spaces shall be limited to 20 percent of the total number of Campsites located in a residential zone and shall remain on the subject property only on a seasonal basis. Additional Density may be approved by the Planning and Zoning Commission through the Conditional Use permit.

6. Campgrounds shall maintain a valid service agreement with a recognized fire safety and emergency services organization. A Firewise Plan and Emergency Response Plan to be approved by a local fire responder and/or the Community Development Director is required. Such a plan may be required to address issues including but not limited to: forest health/selective tree thinning, details of construction for any fire pits, requirements for construction of additional facilities to aid the fire responder in case of a fire event, Defensible Space between fuels and structures, ingress/egress points and methods for maintaining them, and/or information to be disseminated to the applicant's clientele or employees in regard to fire safety. Additional items to be addressed in the Firewise Plan and Emergency Response Plan may be required by the Community Development Director and/or emergency response responder.
7. Signs shall conform to Section 4.2.
8. Outdoor lighting shall conform to Section 4.3.
9. Parking shall be provided according to Section 4.1. Parking shall not be allowed in the required Setback from Single Family residential zones.
10. Trash receptacles shall be provided and screened from neighboring properties by a six-foot screening enclosure made of masonry walls and wood gates. The Community Development Director, Planning and Zoning Commission, or Board of Supervisors may approve other materials for the enclosures as desired for screening. Trash receptacles must have secure lids to prevent debris from spreading to neighboring properties and to prevent animals from compromising them. The Planning and Zoning Commission or Board of Supervisors may require that trash receptacles be bear-proofed in conformance with current industry standard.
11. For Campgrounds in, adjacent to, or abutting any residential zone, the following additional requirements apply:
 - a. A narrative shall be prepared that outlines how the Campground will be designed to limit impacts to neighbors. The narrative will describe camp hours of operation; quiet hours, such as between 8 pm and 8 am; where music, loud group gatherings, and other disturbances are limited; and how dust, smoke, and light drifting onto neighboring properties will be controlled. The location of outdoor recreation amenities such as horseshoe pits and fire rings shall be identified and located so as not to disturb neighboring residential properties. Noise from generators shall not exceed 50 decibels at the property line.
12. All standards and requirements of the County Health Services District shall be met and all permits or licenses shall be obtained prior to operation.
13. All standards and requirements of the County Building Division, Engineering Division, and Environmental Quality Division shall be met prior to the establishment of any Campsites.