

Section 101. Campgrounds and Recreational Vehicle Parks (5.05.000)

Campgrounds and recreational vehicle parks may be permitted as a special exception in the NAR, SAR, [LDR] and MH zones provided:

1. The maximum density does not exceed twenty (20) campsites per acre. **[The minimum parcel size for a campground in the LDR zoning district shall be fifty (50) acres.]**
2. Unchanged
3. Unchanged
4. A minimum of thirty (30) percent of the total camp area shall be reserved for open space. For campgrounds in the Critical Area, a minimum of sixty (60) percent open space shall be provided. **[Except in the LDR zone],** open space area shall not include areas required for individual campsites, roads, or service areas. **[In the LDR zone, tent only campsites and non-motorized biking trails are permitted in the open space. Drip or spray irrigation areas may also be permitted in the open space.]**
5. Unchanged
6. Unchanged
7. Interior roadways serving individual campsites in campgrounds shall be a minimum of twenty (20) feet in width and interior collector roads shall be a minimum of forty (40) feet in width. **[Interior collector roads in the LDR zone shall be limited to twenty (20) feet in width.]** All roads shall be constructed of a durable surface to adequately serve all campsites.
8. All sites shall be setback a minimum of fifty (50) feet from adjacent property lines and State and County roads in the MH zone and one hundred (100) feet in the **[LDR,]** NAR and SAR zones. All sites shall be setback twenty (20) feet from all interior roads.
9. Unchanged
10. Unchanged
11. Unchanged
12. Unchanged
13. Commercial uses are permitted, but shall be limited to grocery stores and laundry establishments. No such commercial establishment shall be larger than five (5) square feet for each campsite and such establishments shall be shown on the approved site plan. **[In the LDR zone, commercial uses such as grocery stores, laundromats, small restaurants/sandwich shops, and other offices and service establishments established solely to provide services to the occupants of the campground shall be permitted. No such commercial structure larger than fifty (50) square feet for each campsite shall be permitted. Hotels up to twenty five (25) guest rooms and marinas may be permitted as a special exception in the LDR zone. Such establishments shall be shown on the approved site plan.]**
14. Unchanged
15. Unchanged
16. Unchanged

[Addition]