

5.5.5 Recreational Vehicle Parks and Campgrounds¹⁶

Tourism is an important part of Archuleta County’s economic base. Recreational Vehicle (RV) Parks and Campgrounds offer temporary Recreational accommodations, compatible with community character and the natural environment.

5.5.5.1 Non-Conforming Recreational Vehicle Parks and Campgrounds. As provided in Section 1.3, certain sites and structures may be conforming as the use of land permitted by Table 3, but may be considered Legal Non-Conforming as to other requirements of the *Archuleta County Land Use Regulations*.

- (1)** RV Parks/Campgrounds conforming as to use but nonconforming as to Development Standards in Section 5 of these Regulations, may be altered or extended in accordance with these Regulations, without requiring improvements or alteration to the existing improved site and/or RV spaces or lots.
- (2)** Any Site Improvements, Structures or Facilities serving new RV spaces/lots or camping areas shall meet all standards of these regulations.

¹⁶ Amended June 2018 (Res. 2018-19)

- (3) Within the Floodplain Overlay District (FO), any development including substantial improvement of existing facilities (as defined) requires full conformance with Section 10 Floodplain Regulations.

5.5.5.2 RV Park and Campground Area. The minimum park area shall be five (5) acres, unless located in a water and sewer district.

- (1) A Recreational Vehicle Park/Campground area may include all or a portion of any legal lot or parcel in an appropriate zoning district as provided in Table 3.
 - a. Any area of a parcel made available by lease or rent for lodging use shall be considered an *RV Park* if a recreational vehicle is owned by anybody other than the owner of the parcel.
 - b. When recreational vehicles, tents or other overnight accommodations are offered by lease or rent, owned by the same entity that owns a legal lot, the Land Use shall be considered *Commercial Lodging Units* instead of as an *RV Park*.
 - c. Any area made available exclusively for camping in tents shall be considered a *Campground*.
- (2) RV Park/Campground Setbacks and Buffers. A landscaped buffer shall be provided along the perimeter of the RV Park/Campground, as provided in Section 5.4.6:
 - a. 50' wide along a US or State Highway or County Arterial.
 - 1. This buffer may be waived by up to 50% for earthen berms and/or higher-quality landscaping, at the discretion of the approving body (Planning Commission or Board of County Commissioners).
 - b. 25' wide along any public or private right-of-way or access easement.
 - c. 20' wide along any other property line.
- (3) Campsite Requirements. Campsites of at least 900 square feet may be designated on Site Plans and offered to individuals or groups for tent camping.
 - a. A Campground may have up to 25 campsites per acre excluding land developed for Site Improvements and required landscape buffers.
- (4) RV Space Requirements. Recreational Vehicles may only be parked on an improved RV pad.
 - a. Each recreational vehicle space or lot shall be at least 35' wide, with an RV pad improved to adequately hold an average-weight recreational vehicle.
 - b. A minimum of 10' shall be maintained between recreational vehicles, or any recreational vehicle and any structure.
 - c. Tent camping may be permitted accessory to each RV space or lot, where minimum separation space can be maintained.

5.5.5.3 RV Park and Campground Site Improvements

- (1) Access: All RV Parks/Campgrounds shall have access to a public or private road, which meets the requirements of the *Archuleta County Road & Bridge Design Standards*, and is approved by the County Engineer.

- a. Internal access drives within an RV Park shall be designed and constructed to the specifications for multi-family development in the Road & Bridge Design Standards.
 - 1. Parking shall only be allowed on internal driveways when specifically designed and approved with sufficient width for parking.
 - 2. An internal system of sidewalks, paths or trails shall provide bike/pedestrian circulation within the RV Park.
 - b. Each recreational vehicle space or lot shall front on an internal access driveway.
 - c. No recreational vehicle space shall take access directly from a public road.
 - d. Corner sight triangles shall be maintained along access drives a minimum 10' along the improved surface, as provided by Section 5.4.7 (Vision Clearance Area).
- (2) **Parking:** Adequate parking shall be provided for guests, visitors and staff. No vehicles shall be parked outside improved RV pads and parking areas.
- (3) **Drainage:** Grading and Drainage Plans shall be approved by the County Engineer, as provided in Section 5.3.4.
- (4) **Common Recreation Areas:** A minimum 200 square feet of common open space per RV space/lot or campsite shall be provided, with or without facilities.
 - a. Water surface can be no more than 10% of the total common area.
 - b. The common area may contain social halls, swimming pools, game courts, trail system, fishing areas, etc (See Section 5.5.5.3(3) below).
 - c. Grades above 10% shall not count toward the minimum common open space.
 - d. All required common open space shall be landscaped with grass, trees, and/or native xeriscape.
- (5) **Utilities:** All utility lines shall be installed underground, except where permitted as Non-Conforming Structures by Section 1.3.2.4.
 - a. An electrical outlet of 110/220 volts shall be provided for each recreational vehicle space or lot, in compliance with all state regulations.
 - b. All outdoor lighting shall follow Section 5.4.4.
- (6) **Refuse Disposal:** The storage, collection and disposal of refuse in the recreational vehicle park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards or air pollution. All refuse shall be stored in fly-tight, water-tight, rodent-proof bear-resistant containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations no farther than 300' from each RV space/lot or campsite, in areas screened by appropriate landscaping or fencing. Collection shall be at least weekly.
- (7) **Fire Protection** shall be provided as required by Section 5.3.9.
 - a. Fires are permitted only at locations designated on the approved Site Plan, in adequately maintained fire pits, braziers, grills, and similar facilities.
 - b. Fires will be permitted only when open burning is allowed by Archuleta County.

- c. No fire shall be abandoned, left unattended, or allowed to become a hazard.

5.5.5.4 RV Park and Campground Structures

- (1) Recreational vehicles, tents and similar accommodations shall be considered types of temporary structures. RVs shall be kept mobile and operating, for short-term use only.
 - a. Wheels shall not be removed from recreational vehicles or trailers, nor shall any fixture be added or barrier placed which shall prevent the RV from being moved.
- (2) Dwelling Units: One or two Single-Family Dwelling(s) and/or Manufactured Home(s) may be located on the same legal lot or parcel as an RV Park/Campground, as allowed in that zoning district by Section 3.1, as part of the RV Park/Campground Land Use Permit.
- (3) Common Area social/recreational facilities, such as swimming pools, putting greens, shuffleboard courts, etc, may be provided for the exclusive use of RV Park/Campground guests.
 - a. Social/recreational facilities shall be located outside the buffers in Sec. 5.5.5.2(2).
 1. Swimming pools must also meet the requirements of Section 3.2.5.2.
 - b. Common shower/bath/locker room facilities, or common laundry facilities, shall be for the exclusive use of guests.
- (4) Storage Areas: Outdoor Storage areas shall be screened by opaque screening at least 5' in height, and shall be clearly designated on the approved Site Plan.
- (5) The following structures are prohibited within individual RV Park spaces/lots and campsites:
 - a. Any habitable buildings.
 - b. Garages or carports.
 - c. Fences greater than 3' high.
 - d. Mailboxes.

5.5.5.5 RV Park/Campground Water and Sewer Service Facilities

- (1) An accessible, adequate, safe and potable supply of water shall be provided to each RV space/lot or Campground in accordance with Section 5.3.8.
 - a. Water supply under pressure shall deliver a minimum of 100 gallons per day per RV space/lot.
 1. A minimum of 50 gallons per day shall be provided for each campsite.
 - b. Applicants shall provide evidence of approval of water supply by the Colorado Division of Water Resources and Colorado Department of Public Health and Environment (CDPHE).
- (2) An accessible, adequate and safe sanitary sewage treatment system shall be provided to each RV space/lot or Campground, in accordance with Section 5.3.7.

- a. No solid or liquid waste may be discharged or otherwise disposed on the surface of the ground or into any ditch, stream or lake.
 - 1. Recreational vehicles equipped with plumbing fixtures shall not be permitted in an RV Park/Campground unless connected to the approved sewage treatment system.
 - 2. Each RV space/lot shall be provided with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a recreational vehicle and capped to prevent escape of odors. The RV drain shall be water tight and self-draining.
 - 3. Chemical toilets shall only be used on a temporary basis to supplement permanent sanitary facilities.
 - b. Applicants shall provide evidence of approval of sewage and wastewater treatment systems by San Juan Basin Public Health or the Colorado Department of Public Health and Environment (CDPHE).
- (3) Within the Floodplain Overlay District (FO), all facilities shall be designed and installed in accordance with Section 10 Floodplain Regulations, including quick disconnect-type utility and security devices.

5.5.5.6 RV Park/Campground Additional Provisions

- (1) Recreational Vehicle Parks and Campgrounds are intended for seasonal intermittent use. Except for park management and maintenance personnel; there shall be no permanent residency in a Recreational Vehicle Park or Campground.
- (2) Permanent residency for a manager or other employees in the operation of the RV Park/Campground is permitted provided they are not housed in a recreational vehicle, tent or other temporary accommodations.
- (3) Pets and animals shall be allowed under the direct control of guests, as specified in Table 5 for each zoning district. Boarding of horses (or other large animals) shall be permitted as a Commercial Stable as specified in Table 3.
- (4) The RV Park/Campground shall be maintained in a clean, safe and wholesome condition.
- (5) The on-site sale of propane is only allowed by a commercially licensed vendor.
- (6) No part of the RV Park/Campground shall be used in any way, directly or indirectly, for any purpose unrelated to a recreational vehicle park or campground.
- (7) The Board of County Commissioners may, by Conditional Use Permit approval, permit any other uses which it may determine to be similar to those listed above, operated exclusively for the convenience of Recreational Vehicle Park/Campground guests or for the general public, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in the park, as provided in these Regulations. All uses shall be subject to the development standards contained herein.