

**EXHIBIT A
6/13/2018**

Proposed Amendments to the Archuleta County Land Use Regulations for RV Parks & Campgrounds:

Additions in RED UNDERLINE, deletions in ~~strikeout~~; commentary in italics
recommended by Planning Commission for amendment, 5/23/18, with minor modifications,
BLUE UNDERLINE was recommended by Planning Commission for amendment, 3/14/18

5.5 ACCOMMODATIONS AND LODGING STANDARDS

5.5.1, 5.5.2, 5.5.3 [Reserved for future use]

5.5.4 Dude Ranch or Wilderness Lodging

5.5.5 Recreational Vehicle Parks and Campgrounds

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.
- (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.

- (3) 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.

5.6 SUPPLEMENTARY USE STANDARDS

Renumber subsequent sections except Sec 5.5.4. (Reserve Sec 5.6.4 for future use.)

~~5.5.8 Recreation Vehicle Parks:~~

(Section 5.5.8.1-5.6.8.4 omitted)

~~5.5.8.5 Park Area:~~

~~(1) For all land provided with central water and sewer facilities, the minimum area shall be five (5) acres. Recreational vehicle parks are prohibited on lands not provided with central water and sewer facilities.~~

~~(2) Minimum area of a recreational vehicle space or lot shall be twelve hundred and fifty (1,250) square feet.~~

~~5.5.8.6 Park Setbacks:~~

~~Each recreational vehicle park shall set aside along the perimeter of the park the following setbacks which shall be landscaped, except for those portions used for ingress and egress:~~

~~(1) Abutting a state or federally designated highway or County designated major arterial – fifty (50) feet; the County Board may reduce the setback depending on the landscaping either existing or proposed;~~

~~(2) Abutting any public right of way other than (1) above, including alleys – twenty five (25) feet;~~

~~(3) Abutting any exterior boundary other than (1) or (2) above – fifteen (15) feet.~~

~~5.5.8.7 Recreational Vehicle Space Requirements:~~

~~Minimum width of a recreational vehicle space or lot shall be:~~

~~(1) Internal space/lot: thirty five (35) feet.~~

~~(2) Corner space/lot: forty five (45) feet.~~

~~(3) For all lots with an area of one (1) acre or larger, the minimum lot width shall be one fifty (150) feet, or shall be a minimum of one hundred (100) feet when facing a cul-de-sac turn around or curve on a minor loop road on a curve as platted.~~

~~(4) For all lots with an area of one half (1/2) acre or larger, the minimum lot width shall be one hundred (100) feet, or shall be a minimum of seventy five (75) feet when facing a cul-de-sac turn around or curve on a minor loop road on a curve as platted.~~

~~(5) For all lots with an area of between six thousand (6,000) square feet and 1/2 acre, the minimum lot width shall be fifty (50) feet for an interior lot, seventy five (75) feet for a corner lot, or shall be a minimum of forty (40) feet when facing a cul-de-sac on a minor loop road on a curve as platted.~~

- ~~(6) Minimum setbacks for each lot or space: Setbacks in which no recreational vehicle or accessory structures except fences are to be located:

 - ~~a. Front setback — ten (10) feet.~~
 - ~~b. Rear setback — ten (10) feet.~~
 - ~~c. Side setback — twenty (20) feet separation between recreational vehicles.~~
 - ~~d. Setbacks for corner spaces/lots shall be the same as front and side setbacks.~~
 - ~~e. Carports are allowed in the side and rear setback but shall maintain the ten (10) feet front setback.~~~~

~~5.5.8.8 Accessory Structures:~~

- ~~(1) Not more than one (1) mobile home lot for every fifty (50) RV spaces/lots may be placed in a recreational vehicle park. The mobile home is to be occupied only by the owner, the manager, or employee in the operation of the park. Such mobile home lot space and mobile home shall comply with all requirements and definitions set forth in Section 5.5.7 Mobile Home Park Standards.~~
- ~~(2) One (1) single family dwelling is permitted for the owner or manager of a recreational vehicle park. The setback requirements for this single family dwelling in this zone shall be the same as provided in the Residential District. The minimum lot area requirement for this dwelling shall be ten thousand (10,000) square feet. The dwelling may include office space for use in connection with the park operation.~~
- ~~(3) Social and recreational centers provided such center is at least one hundred (100) feet from any property line of the recreational vehicle park.~~
- ~~(4) Private recreation facilities for the use of the occupants of the park and their guests, such as swimming pool, putting greens, and shuffleboard courts.~~
- ~~(5) Common shower, bath and locker room facilities.~~
- ~~(6) Common laundry facilities provided there is no dry cleaning equipment or outdoor laundry drying.~~
- ~~(7) Structures to assist the handicapped.~~
- ~~(8) The following structures are prohibited within all recreational vehicle spaces:

 - ~~a. Any enclosed habitable buildings.~~
 - ~~b. Garages and carports.~~
 - ~~c. Fences greater than three (3) feet in height.~~
 - ~~d. Free standing mailboxes.~~~~

~~5.5.8.9 Roadways:~~

- ~~(1) All main entry roads into a recreational vehicle park shall have a minimum width of forty (40) feet and have a clear and unobstructed access to a public right of way. The entry road shall be paved or surfaced with gravel.~~

~~(2) Roadways within a recreational vehicle park shall be a width of not less than forty (40) feet for two-way traffic and thirty (30) feet for one-way traffic. Internal roadways shall be paved or surfaced with gravel.~~

~~(3) Each recreational vehicle space shall front on an internal roadway. No recreational vehicle space shall take access from a public road or alley.~~

5.5.8.10 Lighting:

~~(1) Lighting, if provided, shall be indirect, hooded and positioned so as not to reflect onto the roadway and away from the recreational vehicle space and adjacent property.~~

~~(2) Decorative lighting standards shall not exceed ten (10) feet in height. The height of all light standards shall be measured from the elevation of the adjacent pavement of the roadway. Lighting standards in recreational areas may be higher than ten (10) feet if specifically approved by the County Commissioners.~~

5.5.8.11 Drainage:

~~Drainage plans shall be submitted with the application to address at least the following three criteria:~~

~~(1) The recreational vehicle park shall be so graded that there shall be no depressions in which surface water shall accumulate.~~

~~(2) The ground shall be sloped to provide storm drainage runoff by means of surface or subsurface drainage structures.~~

~~(3) The recreational vehicle space or lot shall be sloped to provide drainage from beneath the recreational vehicle to an outside surface drainage structure.~~

5.5.8.12 Common Recreation Area:

~~A common recreation area shall be required for all recreational vehicle parks. The minimum amount of common recreation area shall be two hundred (200) square feet per recreational vehicle space. Water surface can be no more than ten (10) percent of total recreation area. The recreation area may contain social halls, swimming pools, game courts, open areas, a trail system, fishing areas, etc. Open areas may either be designed for active or passive recreation, provided that the slope of the land does not exceed a gradient of ten (10) percent. Grades above ten (10) percent shall be common area, but not counted as recreation area. All required common open areas within a recreational vehicle park shall be landscaped.~~

5.5.8.13 Storage Areas:

~~No construction or flammable material, or vehicle other than a recreational vehicle shall be stored within a recreational vehicle space, lot, road, or common areas except in special storage areas. Storage areas shall be screened by an opaque living hedge or a fence or wall not less than five (5) feet in height and shall be clearly designated on the approved plans.~~

5.5.8.14 Movement of Recreational Vehicles:

- ~~(1) Wheels and/or similar devices shall not be removed from recreational vehicles or park trailers, nor shall any fixture be added or barrier be placed which shall prevent the recreational vehicle from being moved under its own power or by a passenger vehicle.~~
- ~~(2) Skirting is permitted provided it can easily be removed and there are proper openings for ventilation.~~

5.5.8.15 Fire Protection:

~~Every recreational vehicle park shall be provided at all times with adequate fire hydrants in good working order of such type, size and number and so located as prescribed by the local fire prevention authority, or to satisfy reasonable fire regulations.~~

5.5.8.16 Water Supply:

~~An accessible, adequate, safe and potable supply of water under pressure shall be provided in each recreational vehicle park, capable of furnishing a minimum of one hundred twenty-five (125) gallons per day per recreational vehicle space. The number of recreational vehicle spaces or lots to be occupied in a recreational vehicle park shall be limited to the quantity of water available to supply each such recreational vehicle space or lot with the minimum requirements. Where a public supply of water of such quality is available, connection shall be made thereto and its supply may be used exclusively.~~

~~The development of an independent water supply to serve the recreational vehicle park shall meet all state and local requirements. All plumbing in the recreational vehicle park shall comply with all state and local regulations.~~

5.5.8.17 Sewage Disposal:

~~Recreational vehicle parks shall be served by the Pagosa Area Water and Sanitation District. Each recreational vehicle space or 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 shall be capped so as to prevent escape of odors. The recreational vehicle drain shall be water tight and self draining. This drain shall be constructed of smooth schedule forty (40) plastic pipe or other approved material. All plumbing in the recreational vehicle park shall comply with state and local regulations.~~

5.5.8.18 Electricity:

~~An electrical outlet of 110/220 volts shall be provided for each recreational vehicle space or lot. The installation shall comply with all state and local regulations.~~

5.5.8.19 Underground Utilities:

~~All electrical and communication utility lines and services, and all street lighting circuits, except as hereinafter provided, shall be installed underground, and street lighting may be provided by means of the utilities' standard ornamental facilities.~~

- ~~(1) Exceptions from the requirements of the foregoing and this section shall be the following:~~

- ~~a. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground and street lighting facilities may be placed above ground within the utility easement provided therefore, or within the road or other appropriate public place;~~
- ~~b. All facilities reasonably necessary to connect underground facilities to existing or permitted overhead or above-ground facilities;~~
- ~~c. Overhead electric transmission and distribution feeder lines and overhead communication long distance, trunk and feeder lines, existing or new; and~~
- ~~d. It shall not be necessary to remove or replace existing utility facilities used or useful in serving the recreational vehicle park.~~

5.5.8.20 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 CDOW approved 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 convenient to recreation spaces or lots, in areas screened by appropriate landscaping or fencing. Methods of storage, collection and disposal are subject to compliance with any local regulations. Collection shall be at least weekly.~~

5.5.8.21 Additional Provisions:

- ~~(1) Recreational vehicle parks are intended for seasonal intermittent use. Except for park management and maintenance personnel, there shall be no permanent residency in a recreational vehicle park.~~
- ~~(2) Permanent residency for manager or other employees in the operation of the recreation vehicle park is permitted provided they are not housed in a recreational vehicle.~~
- ~~(3) Home occupations are not permitted within any recreational vehicle or residence within a recreational vehicle park.~~
- ~~(4) The on-site sale of propane is prohibited, except from a commercially licensed vendor.~~
- ~~(5) No part of the recreation vehicle park shall be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, vending or similar purpose or any other purpose unrelated to a recreational vehicle park.~~
- ~~(6) The Board of County Commissioners may, by the 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 residents, 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 property development standards contained herein.~~

SECTION 11 – DEFINITIONS

11.2.1 Definitions. The following specific words and terms are defined as follows:

Campground: An area made available by lease or rent for lodging use of tents and similar temporary structures on a short-term basis.

Campsite: Any specific area within an organized campground or other lodging site which is used for overnight stays in a tent or similar temporary structure, by an individual, a single camping family, group or other similar entity.

Lodging Unit: A temporary accommodation ~~single, individual lodging unit~~ which is subject to Colorado state sales tax under CRS 39-26-704. Lodging units may be detached or attached ~~lodging units.~~ ~~May include,~~ including but not be limited to cabins, yurts, Park model RVs, and other types of units for short-term commercial lodging ~~only~~. Does not include units used for permanent residency as exempted by State law (39-26-704(3)). One or two attached or detached single-family dwellings on a single, legal lot of record as exempted under Section 2.1.2.5 used as short- or long-term rentals are not required to obtain a Use by Right permit. Lodging units, regardless of type must meet the applicable building code(s) in effect at the time of permitting.

Recreational Vehicle: An automobile, travel trailer, camp-car, camper, bus, motor home, or other vehicular or portable unit, with or without motor power, designed and constructed for travel and intended for human occupancy as temporary living quarters for recreational, vacation, or travel purposes.

Recreational Vehicle Park: An area made available by lease or rent for lodging use of ~~parcel of land specifically developed for locating only recreational vehicles on lots~~ on a short-term basis.

Recreational Vehicle Subdivision (RV Subdivision): A parcel or contiguous parcels of land divided into two or more lots for the purpose of placing recreational vehicles on the lots.

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