

**DRAFT AMENDMENT**

Chapter 86. Land Development Regulations  
Use of Travel Trailers, Campers, Etc. and Campgrounds

The purpose of this draft is to amend the definition of campground and campsite; add a definition of a recreational shelter; clarify the use of recreational shelters (tents, campers, recreational vehicles, etc.); clarify that recreational shelters may not be used as a short-term rental; and amend the zoning districts where a campground may be permitted with the issuance of a conditional use permit.

**THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

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Section 86-13 Definitions

~~Campground. Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents.~~ **An area containing ten (10) acres or more, managed as a unit, providing only short-term accommodations for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.), including accessory facilities that support the principal use, such as administrative offices, laundry facilities, but not including the use of mobile/manufactured homes or trailers on a permanent year-round basis. Campgrounds must comply with regulations for sanitation imposed by the Virginia Department of Health; and a conditional use permit shall be obtained in every case. For the purposes of this section, short-term accommodations shall mean no more than 60 days in a twelve-month period.**

The overnight parking of recreational vehicles shall be a permitted accessory use at **approved** parking facilities, and shall not be classified as a campground, provided that the following criteria is met:

- (1) Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
- (2) Parking facilities shall not provide incidental services principally for recreational vehicles, and
- (3) The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

~~Campsite. A designated plot of ground within an approved campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage~~ **recreation shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.)**

**Recreational shelter. Units designed as temporary living quarters for camping and travel; including tents, tent trailers, travel trailers, recreational vehicles, campers, and similar units.**

Section 86-109. Matrix table.

| Proposed Amendments to <u>Section 86-109 Use Matrix</u> to amend and identify the districts in which a campground is permitted with the issuance of a conditional use permit. |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
|---|----------------|----------------|----------------|----------------|-----|-------------|-----|-------------|----------------|----------------|----------------|----------------|-----|-------------|-----|-------------|-----|-------------|----|
| Defined Use   | A-1            | A-1<br>GAOD    | A-2            | A-2<br>GAOD    | R-1 | R-1<br>GAOD | R-2 | R-2<br>GAOD | C-1            | C-1<br>GAOD    | C-2            | C-2<br>GAOD    | IND | IND<br>GAOD | I-1 | I-1<br>GAOD | I-2 | I-2<br>GAOD | RD |
| RESIDENTIAL   |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
| <i>Campground</i>   | <del>C-X</del> | <del>C-X</del> | <del>C-X</del> | <del>C-X</del> | X   | X           | X   | X           | <del>X-C</del> | <del>X-C</del> | <del>X-C</del> | <del>X-C</del> | X   | X           | X   | X           | X   | X           | B  |
| <b>**The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109**</b>                         |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
| B = Allowable by-right  |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
| B(R) = Allowable by-right (with restrictions)   |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
| C = Conditional use per   |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |
| X = Not allowable   |                |                |                |                |     |             |     |             |                |                |                |                |     |             |     |             |     |             |    |

DRAFT

TEXT LEGEND

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed

Section 86-111. - Use of travel trailers, campers, etc., for dwellings prohibited.

Travel trailers, campers, motor homes, tents, camp cabins, **recreational vehicles**, and the like (**also known as recreational shelters**) shall not be used for permanent or full-time dwellings in any district. ~~unless otherwise permitted, whether or not connected to utilities, wells or septic systems.~~ For the purposes of this section, permanent means available for occupancy for 30 consecutive days ~~regardless of actual use.~~

**For purposes of this section:**

**“Used as a dwelling” includes any of the following:**

- 1. Occupied by any person as their primary or secondary residence;**
- 2. Occupied for sleeping purposes;**
- 3. Connected to permanent utilities (water, sewer, or electric); or**
- 4. Rented, leased, or provided for compensation to any occupant.**

**“Connected to utilities” includes both physical connection and regular use of water, sewer, or electrical services via extension cords, hoses, or other temporary means.**

**This section does NOT prohibit:**

- 1. Storage: Parking or storing a qualifying recreational shelter on private property when not occupied.**
- 2. Temporary Recreation: Using any qualifying recreational shelter on the owner’s property for recreational purposes not exceeding 10 days in any 30-day period, provided it is not used as anyone’s primary or secondary residence.**
- 3. Campgrounds: Use of a qualifying recreational shelter in properly zoned and permitted campground facilities.**

Sec. 86-114. - Short-term rental of a dwelling.

For only this section GAOD means all properties zoned residential limited (R-1); residential general (R-2); and resort development (RD) located within the boundaries of a designated growth area as shown on the 2040 comprehensive plan. The following are requirements for use in R-1 GAOD; R-2 GAOD; and the RD zoning districts:

- (1) Owners of dwellings used for short-term rental shall provide contact information for the owner and/or any authorized property manager to Louisa County and the dwelling's subdivision governing body, if one exists.
- (2) The owner shall provide the current Louisa County Code chapters relative to noise (51) and solid waste (62) as well as the definitions for special occasion facilities and gatherings as part of short-term rental contracts.
- (3) Owner must notify tenants that events, rentals, special occasion facilities and related uses are prohibited, except with valid conditional use permit according to Louisa County Code.
- (4) Owner must comply with all Virginia Department of Health regulations.
- (5) The dwelling must comply with all applicable state building code and safety regulations.
- (6) Owners unable to meet all of the above requirements shall be prohibited from operating a short-term rental of a dwelling without obtaining a conditional use permit from Louisa County Board of Supervisors.
- (7) A violation under this section shall be enforced as provided in [section 86-11](#) and [section 86-11.1](#).
- (8) Tents, tent trailers, travel trailers, recreational vehicles and campers, and the like shall not be used for short-term rental occupancy.**
- ~~(8)~~**(9)** The effective date of this Code shall be January 1, 2025.

DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-136. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-1) district upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-154. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-2) district upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-206. - Permitted uses with a conditional use permit (C-1)

COMMERCIAL

**Campground**

Sec. 86-224. - Permitted uses with a conditional use permit (C-2)

COMMERCIAL

**Campground**

Sec. 86-339. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-1) district within the growth area overlay upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-359. - Permitted uses with a conditional use permit.

The following named uses may be permitted in the agricultural (A-2) district within the growth area overlay upon issuance of a conditional use permit by the board of supervisors:

COMMERCIAL

~~Campground~~

Sec. 86-412. - Permitted uses with a conditional use permit (C-1 Growth Area Overlay District)

COMMERCIAL

**Campground**

Sec. 86-431. - Permitted uses with a conditional use permit (C-2 Growth Area Overlay District)

COMMERCIAL

**Campground**

