

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 to add major and minor campgrounds 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.

Section 86-13 Definitions

Campground, **major**. ~~Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents.~~ **An area or parcel of land, managed as a unit, providing accommodations for a minimum of three (3) campsites for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.). Campgrounds must comply with regulations for sanitation imposed by the Virginia Department of Health and Statewide Building Code; and a conditional use permit shall be obtained in every case. At a minimum a campground, major shall meet the following requirements:**

- a. **Minimum of ten (10) acres for the first three (3) to five (5) campsites; an additional two (2) acres shall be required for each additional campsite;**
- b. **Onsite administrative offices OR main entrance signage providing dedicated phone number to manager on duty, the physical address of the campground, campground layout, and emergency procedures.**
- c. **Landscape plan containing a minimum of 200-foot of landscaping and buffers to screen the facility from all adjacent properties and public right-of-way.**
- d. **Major campground site and landscape plans submitted for projects that exceed five (5) campsites, must follow the provisions of Article IV Supplementary Regulations, Division 1. Site Plans; and, at a minimum, must include the number of campsites, location of proposed/existing auxiliary buildings and facilities, and location of proposed/existing utilities on-site. At a minimum, an Administrative Site Plan is required.**
- e. **The permanent campground address shall not be used to register school age children with the Louisa County Public Schools.**

A campground shall not allow siting of mobile/manufactured homes or trailers.

Overnight RV Parking - 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.

Campground, minor. An area or parcel of land, managed as a unit, providing accommodations for less than three (3) campsites for recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.). At a minimum, a minor campground shall meet the following requirements:

- a. **Minimum of three (3) acres.**
- b. **Main entrance signage providing dedicated phone number to manager on duty, the physical address of the campground, campground layout, and emergency procedures.**
- c. **Landscape plan containing a minimum of 100-foot of landscaping and buffers to screen the facility from all adjacent properties and public right-of-way.**
- f. **Minor campground site and landscape plans submitted for all projects must follow the provisions of Article IV Supplementary Regulations, Division 1. Site Plans; and, at a minimum, must include the number of campsites, location of proposed/existing auxiliary buildings and facilities, and location of proposed/existing utilities on-site. At a minimum, an Administrative Site Plan is required.**
- d. **The permanent campground address shall not be used to register school age children with the Louisa County Public Schools.**
- e. **The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of the rental contracts.**
- f. **The campground must comply with all Virginia Department of Health regulations.**
- g. **The campground must comply with all applicable state building code and safety regulations.**
- h. **Campground owners must register with the Community Development Department and provide contact information for the owner and/or any authorized property manager to Louisa County; along with copies of approved inspections from the Virginia Department of Health and the Building Division of the Community Development Department.**
- i. **Owners unable to meet all of the above requirements shall be prohibited from operating a minor campground without obtaining a conditional use permit from Louisa County Board of Supervisors.**
- j. **A violation under this section shall be enforced as provided in section 86-11 and section 86-11.1.**

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~~ **recreational shelters (tents, tent trailers, travel trailers, recreational vehicles and campers, etc.)**

Recreational shelter. Units designed as temporary living quarters for camping and travel (whether recreational or work related); including tents, tent trailers, travel trailers, recreational vehicles, campers, and similar units.

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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 (major and minor) is permitted with restrictions and with the issuance of a conditional use permit.																				
Defined Use	A-1	A-1 GAOD	A-2	A-2 GAOD	R-1	R-1 GAOD	R-2	R-2 GAOD	C-1	C-1 GAOD	C-2	C-2 GAOD	IND	IND GAOD	I-1	I-1 GAOD	I-2	I-2 GAOD	RD	
COMMERCIAL																				
<i>Campground, major</i>	C	C	C	C	X	X	X	X	X C	X C	X C	X C	X	X	X	X	X	X	X	B
<i>Campground, minor</i>	B(R)	B(R)	B(R)	B(R)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	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 = Allowable by-right																				
B(R) = Allowable by-right (with restrictions)																				
C = Conditional use per																				
X = Not allowable																				

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Bolded Text = To Be Added

Regular Text = To Remain

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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. 86-134. - Permitted uses – Generally (A-1)

COMMERCIAL

Campground, minor

Sec. 86-151. - Permitted uses – Generally (A-2)

COMMERCIAL

Campground, minor

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

COMMERCIAL

Campground, major

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

COMMERCIAL

Campground, major

Sec. 86-295. - Permitted uses – Generally (RD)

COMMERCIAL

Campground, minor

Sec. 86-337. - Permitted uses – Generally (A-1 Growth Area Overlay District)

COMMERCIAL

Campground, minor

Sec. 86-357. - Permitted uses – Generally (A-2 Growth Area Overlay District)

COMMERCIAL

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Campground, minor

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

COMMERCIAL

Campground, major

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

COMMERCIAL

Campground, major

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