



COUNTY OF LOUISA

COMMUNITY DEVELOPMENT

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To: Members, Planning Commission
From: Staff, Community Development Department
RE: Proposed Draft Amendments – Camping & Campgrounds
Date: August 6, 2026

The purpose of this draft is to amend the definition of campground to add major and minor campgrounds and campsites; 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.

Proposed amendments include:

- Revised definition of campground to include a major and minor campground definition:
 - Each includes a minimum acreage requirement;
 - compliance with VDH regulations;
 - compliance with State Building Code requirements
 - require a conditional use permit for all major campgrounds; and
 - minor campgrounds by-right with restrictions and registration with Community Development
- Revised definition of campsite to be in an approved campground
- Added a definition of recreational shelter
- Amended the matrix table
- Amended 86-111 Use of travel trailers, campers, etc. for dwellings prohibited
- Amended 86-114 Short-term rental of a dwelling to specifically exclude the use of recreational shelters as short-term rentals
- Added minor campgrounds by right with restrictions in the A-1, A-2, A-1 GAOD, A-2 GAOD, and RD districts
- Added major campgrounds with a conditional use in the C-1, C-2, C-1 GAOD, and C-2 GAOD districts (a CUP is currently required in A-1, A-2, A-1 GAOD, A-2 GAOD)
- Added clarification on storage and limited recreational use on private property

We appreciate your time and consideration and look forward to your input.