DRAFT AMENDMENT

Chapter 86. Land Development Regulations
Campgrounds and Temporary Workforce Lodging

The purpose of this draft is to establish separate regulations for recreational campgrounds and Temporary Workforce Lodging; establish density, setback, buffering, recreational amenity, health and safety, occupancy, reporting, and approval standards; clarify the use of recreational shelters; preserve existing lawful vested and nonconforming rights as provided by law; and amend the zoning districts in which these uses may be permitted.
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.* Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at 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*. An area or parcel of land, managed as a unit, providing campsites and incidental services for temporary recreational occupancy in travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying recreational shelters. Tent camping and tent trailers are prohibited. A conditional use permit shall be obtained in every case. At a minimum, a campground shall meet the following requirements:**

- **a) Maximum density shall not exceed two (2) campsites per acre of total parcel area, equivalent to one (1) campsite per 0.5 acre. Minimum parcel acreage shall equal the number of proposed campsites divided by two (2). Campsites may be clustered; however, all setback, buffer, access, utility, septic, topographic, and other site requirements shall also be met and may reduce the number of campsites that can be developed.**
- **b) No campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest campsite. The buffer may be positioned within the**

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200-foot setback to respond to existing vegetation, terrain, utilities, and site conditions.

c) The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the campground shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

d) An onsite administrative office or main entrance signage shall provide a dedicated phone number for the manager on duty, the physical address of the campground, campground layout or directional information, and emergency procedures. Campground site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings and facilities; water, septic/sewer, and electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

e) The campground shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. The owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of rental or occupancy materials.

f) Campground owners shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information, along with copies of applicable approvals and inspections.

g) The campground shall not allow mobile/manufactured homes and shall provide recreational amenities appropriate to the size and character of the development. Amenities may include playgrounds, picnic or campfire areas, trails, swimming or boating facilities, recreation buildings, open space, or similar features approved through the Conditional Use Permit.

h) The campground address shall not be used to establish permanent residential occupancy inconsistent with the temporary recreational nature of the use or to register students with Louisa County Public Schools.

i) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

j) Existing Lawful Uses and Vested Rights. Nothing in this section shall be construed to impair any vested right or lawful nonconforming use existing on the effective date of this amendment. Existing lawful campground uses may continue to the extent permitted by applicable law and any prior approvals. Any expansion, enlargement,

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relocation, or material change in use shall be subject to the requirements of this chapter unless otherwise protected by law.

~~*Campsite.* A designated plot of ground within a campground intended or used for the exclusive occupancy by a tent, recreational vehicle, or a vacation cottage.~~

***Campsite*. A designated plot of ground within an approved Campground intended or used for the exclusive occupancy of one qualifying recreational shelter.**

***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 or Temporary Workforce Lodging, provided that the following criteria are 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 utilities for recreational vehicles; and**
3. **The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.**
4. **Overnight parking may only be allowed with permission from the property owner, or authorized agent of the property owner.**

***Recreational shelter*. A unit designed as temporary living quarters for recreational camping and travel, including travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar qualifying units. Tents and tent trailers are not recreational shelters for purposes of this section.**

***Temporary Workforce Campsite*. A designated plot of ground within an approved Temporary Workforce Lodging operation intended or used for the exclusive occupancy of one Temporary Workforce Shelter.**

***Temporary Workforce Lodging*. An area or parcel of land, managed as a unit, providing temporary short-term accommodations for persons employed in a verified temporary work assignment in Louisa County using approved Temporary Workforce Shelters. Temporary Workforce Lodging is not permanent or indefinite housing. An initial conditional use permit shall be obtained in every case. Following initial approval, continued operation may be reviewed and renewed administratively through required reporting, annual information updates, and verification of continued compliance. At a minimum, Temporary Workforce Lodging shall meet the following requirements:**

a) **A Temporary Workforce Lodging operation shall contain no more than three (3) Temporary Workforce Campsites. No fixed minimum acreage or acreage-per-campsite requirement applies; practical site capacity is determined by compliance with setbacks, buffers, water and septic/sewer requirements, access, internal roads, utilities, parking, trash facilities, and all other applicable standards.**

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b) No Temporary Workforce Campsite shall be located within two hundred (200) feet of any property line or public right-of-way. A landscape plan shall provide at least one hundred fifty (150) feet of vegetative and/or landscaped buffer between the applicable property line or public right-of-way and the closest Temporary Workforce Campsite. The buffer may be positioned within the 200-foot setback, allowing up to 50 feet of flexibility to respond to existing vegetation, terrain, utilities, and site conditions.

k) The parcel shall have safe and adequate access to a public road. All fire apparatus access roads, internal roads, turnarounds, vertical clearances, load capacities, grades, approach and departure angles, and other emergency-access features. The internal travel ways and access points serving the temporary workforce lodging shall be subject to review and approval by the County Fire and EMS Chief or their designee to ensure adequate access for emergency vehicles and apparatus. Such approval shall be obtained prior to the commencement of campground operations.

c) Temporary Workforce Lodging site and landscape plans shall comply with Article IV, Supplementary Regulations, Division 1, Site Plans, and at a minimum, show campsites; access and internal roads; auxiliary buildings/facilities; well or other approved water source; septic lines and drainfield or sewer; electrical utilities; trash facilities; setbacks; landscaping/buffers; and emergency access, including internal travel ways and access points, demonstrating review and approval by the County Fire and EMS Chief or their designee. At a minimum, an Administrative Site Plan is required.

d) The owner/operator shall verify each occupant's employer and the beginning and ending dates of the temporary employment assignment before occupancy and submit occupant and employment information to the County at the beginning of each stay. A qualifying temporary employment assignment shall not exceed six (6) months. Occupancy may begin no earlier than fourteen (14) days before verified employment begins and shall end no later than fourteen (14) days after verified employment ends.

e) Each occupant shall provide their own Temporary Workforce Shelter. The landowner, employer, neighbor, friend, or other third party shall not provide a recreational vehicle, travel trailer, camper, motor home, fifth-wheel trailer, or similar shelter for rental or as part of the lodging arrangement. The shelter may remain during the approved stay, including short absences, but shall be removed no later than the end of the fourteen (14)-day post-employment period and shall not remain for future reuse or long-term storage.

f) Tents and tent trailers are prohibited. Temporary Workforce Shelters shall be limited to qualifying travel trailers, recreational vehicles, campers, motor homes, fifth-wheel trailers, and similar units subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements.

g) The operation shall comply with all applicable Virginia Department of Health regulations, Statewide Building Code requirements, and other applicable state and local health and safety requirements. Adequate animal-resistant trash receptacles or

dumpsters shall be provided based on the number of campsites and frequency of collection, and the owner shall provide the current Louisa County Code chapters relating to noise (51) and solid waste (62) as part of each occupancy or rental agreement.

h) The owner/operator shall register with the Community Development Department and maintain current owner and/or authorized property manager contact information and applicable VDH and Building approvals. The owner/operator shall regularly report information sufficient to verify the number of occupants, employer information, employment dates, and arrival/departure information, and shall provide a biannual operational report and updated contact information.

i) Transient occupancy tax shall be collected when legally applicable. The Temporary Workforce Lodging address shall not be used to establish permanent residential occupancy inconsistent with the temporary nature of the use or to register students with Louisa County Public Schools.

j) Failure to provide required reporting, maintain required approvals, remove shelters when required, or otherwise comply with applicable standards or Conditional Use Permit conditions may result in zoning enforcement and loss of eligibility for administrative continuation or renewal.

k) A violation under this section shall be enforced as provided in sections 86-11 and 86-11.1.

***Temporary Workforce Shelter*. A travel trailer, recreational vehicle, camper, motor home, fifth-wheel trailer, or similar temporary living unit supplied by the occupant and subject to recognized state or federal safety, registration, certification, inspection, or licensing requirements. Tents, tent trailers, and similar non-qualifying shelters are not Temporary Workforce Shelters.**

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Section 86-109. Matrix table.

Proposed Amendments to Section 86-109 Use Matrix to amend and identify the districts in which a campground and temporary workforce lodging is permitted by-right or 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																			
Campground	C	C	C	C	X	X	X	X	~~X~~ **C**	~~X~~ **C**	~~X~~ **C**	~~X~~ **C**	X	X	X	X	X	X	B
Temporary Workforce Lodging	**C**	**C**	**C**	**C**	X	X	X	X	**C**	**C**	**C**	**C**	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)																			
SE = Special Exception																			
C = Conditional use perr																			
X = Not allowable																			

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

~~Travel trailers, campers, motor homes, tents, camp cabins and the like 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.~~

Travel trailers, campers, motor homes, tents, camp cabins, recreational vehicles, and the like shall not be used for permanent or full-time dwellings in any district unless otherwise expressly permitted by this chapter, whether or not connected to utilities, wells, or septic systems.

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, except as expressly authorized within an approved Campground or Temporary Workforce Lodging operation.**

"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 and otherwise lawful.**
2. **Temporary Recreation: Using a 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 a properly zoned and permitted Campground.**
4. **Temporary Workforce Lodging: Use of a qualifying Temporary Workforce Shelter within an approved Temporary Workforce Lodging operation in accordance with all applicable requirements.**

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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, campers, motor homes, fifth-wheel trailers, and similar recreational shelters shall not be used for short-term rental occupancy. Approved Campgrounds and Temporary Workforce Lodging are regulated separately under their respective provisions.

~~(8)~~**(9)** The effective date of this Code shall be January 1, 2025.

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DIVISION 6. - ZONING DISTRICTS AND LAND USES

Sec. 86-136. - Permitted uses with a conditional use permit (A-1)

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-154. - Permitted uses with a conditional use permit (A-2)

COMMERCIAL

Temporary Workforce Lodging

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

COMMERCIAL

Campground
Temporary Workforce Lodging

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

COMMERCIAL

Campground
Temporary Workforce Lodging

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

COMMERCIAL

Temporary Workforce Lodging

Sec. 86-339. - Permitted uses with a conditional use permit (A-1 Growth Area Overlay District)

COMMERCIAL

Temporary Workforce Lodging

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Sec. 86-359. - Permitted uses with a conditional use permit (A-2 Growth Area Overlay District)

COMMERCIAL

Temporary Workforce Lodging

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

COMMERCIAL

Campground
Temporary Workforce Lodging

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

COMMERCIAL

Campground
Temporary Workforce Lodging

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