

ORDINANCE #451

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BAYFIELD AMENDING THE LAND USE CODE FOR RV PARKS AND CAMPGROUNDS.

WHEREAS, the current Land Use Code does not include new RV Parks and Campgrounds suggesting that RV Parks and Campgrounds are not allowed anywhere in the Town; and

WHEREAS, it is not clear to current Town staff if this ban was intentional, or simply an error on the part of the original code drafters; and

WHEREAS, the Planning Commission adopted RV Parks and Campgrounds language after several meetings reviewing town staff drafts; and

WHEREAS, the Planning Commission recommended the following amendment to the Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BAYFIELD, COLORADO,

Amend the Land Use Code

Revise Zone Districts to include RV Parks and Campgrounds within Business (B), Use by review, Transitional (T), Use by review

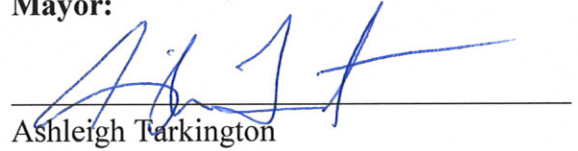
Add Section 4-12:

4-12. – RV Parks and Campgrounds.

- A. Purpose.** The purpose of this section is to establish procedures and standards by which RV Parks and Campgrounds are permitted within the town to promote a mix of lodging options that support tourism and the local economy; uphold health, safety and welfare of the public; and ensure that any impacts of RV Parks and Campgrounds do not adversely affect the residents and the character of a neighborhood.
- B. Zone Districts.** Recreational Vehicle Parks and Campgrounds are permitted as set out in Table 4-4 Permitted Uses by Zoning District and compliance with all other applicable standards of this code, together with the development and operation standards in this section and any other applicable code provisions.
- C. Standards.** At a minimum, the following standards shall be complied with at all times:
 1. The maximum density of the recreational vehicle park shall not exceed 15 units per gross acre. The intent is to develop an attractive resort that is compatible with the neighborhood. Density may be lowered at the Use Permit stage of review if necessary to achieve compatibility.
 2. The entrance road and public access road shall be paved to prevent tracking onto the public right of way. Interior roads may be paved or graveled.
 3. There shall be an average distance of 15 feet provided between each recreational vehicle.
 4. Occupancy: No site shall be permanently (over 90 days) occupied by any type of recreational vehicle.
 5. No recreational vehicle shall remain in the campground unoccupied over 90 days, unless stored in an approved storage area.

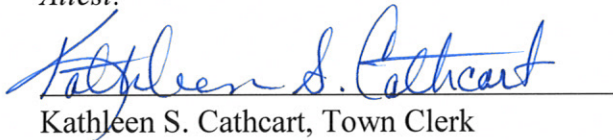
6. Utilities: Water, sewer and electricity shall be provided to the RV Park, but not necessarily every site.
7. Land shall be provided for common open/recreational space in the amount of 10 percent of the gross acreage of the recreational vehicle park, inclusive of common recreational areas, perimeter buffer yards and landscaped areas.
8. The Fire Marshal shall specify the number and location of fire hydrants, fire lanes, access to RV pads, and emergency vehicle turn-around areas

Mayor:



Ashleigh Tarkington

Attest:



Kathleen S. Cathcart, Town Clerk