

SECTION 1003.16: Ordinance 77: Campground/Resort Ordinance

Subd. 1 General.

Campgrounds/RV parks and/or resorts shall be considered a form of planned unit development and administered thereunder as conditional uses in the district where the use is allowed, except no density increases will be considered.

Subd. 2 Minimum parcel size.

No campground or recreational vehicle park or resort shall be allowed on a parcel less than twenty acres and with a minimum of fifteen sites. Up to fifteen additional sites may be allowed for each additional 20 acres.

Subd. 3 Districts Allowed.

- 1 Allowed in the following districts:
 - a. Rec-1: Recreational District
 - b. C-1: Highway Commercial District
 - c. C-2: Highway Commercial Scenic Byway District
 - d. I-1: Light Industrial District
- 2 Not Allowed in the following districts:
 - a. Ag: Agricultural District
 - b. Res-1: Residential District
 - c. Res-2: Residential District
 - d. FP: Flood Plain

Subd. 4 Dwelling site requirements.

1. All campground/resort sites must conform to the state's Department of Health standards.
2. All campground/resort structures/dwellings must meet the Minnesota State Building code.
3. All campground/resort sites shall have a minimum of 3,000 square feet designated for each family unit, with a minimum of 40 feet of width, as measured center to center.
4. A strip of land with a minimum width of 60 feet shall be reserved for a service road and road right of way providing access to each of the designated sites.
5. Parking shall be off the road.
6. Recreational facilities shall be provided as determined by PUD process.
7. A water system capable of providing 100 gallons per site, per day, at a pressure of 20 psi at the most remote fixture for campground/resort sites, or within 400 feet of each campsite for non-RV sites.
8. Conforming on-site sewage collection and disposal system sized for 100 gallons per campsite per day.

- a. All sewage and waste water must be discharged into an approved municipal sewage system if one is available or an individual on-site sewage treatment system that meets the requirements of the Minnesota Pollution Control Agency rules, Chapter 7080 [LINK <https://www.revisor.mn.gov/rules/7080/1>] and any applicable local codes.
 - b. All resort structures/dwellings must be connected to an approved sewer system.
9. Solid waste facilities consisting of one 90+ gallon can for each four campground/resort sites or one dumpster for each 20 campground/resort sites, constructed to prevent overturning or cover removal by animals, and screened.
 10. Campsites for recreational vehicles shall have sewer connection, water connection and electric connection or recreational vehicles shall be self-contained, and a wastewater disposal station shall be provided on site.
 11. Drinking water and restroom facilities with showers shall be provided, all within 400 feet of every site not served with full facilities.
 12. Grass or other complete ground cover shall be maintained, except in parking areas and roads.
 13. Evidence shall be provided, prior to final approval, that the licenses and approval process of the state's Department of Health has been adhered to.
 14. All sites shall be well-drained, preventing any pooling of water and avoiding wetlands.
 15. Sufficient storm shelter shall be provided to accommodate all occupants of the campground.
 16. Domestic animals or pets must not be allowed to run at large or cause any nuisances within campground/resort sites. Any kennels, pens, dog parks, or other facilities provided for animals must be maintained in a sanitary condition.
 17. Campground/resort will be determined to allow permanent or seasonal camper/RV sites on conditional use permit.

Subd. 5

Submission requirements.

The submission requirements for a campground shall be the same as PUDs, except as determined not applicable by the Zoning Administrator.

Subd. 6

Application must be accompanied by a Surveyed Professional Site Plan

Subd. 7

This Ordinance shall be in full force and effect from and after the date of passage and publication.