

ORDINANCE #2022-05

AN ORDINANCE OF CLAY COUNTY, SOUTH DAKOTA, AMENDING ORDINANCE NO. 2013-04, BEING THE 2013 REVISED ZONING REGULATIONS FOR CLAY COUNTY BY ADDING CHAPTER 3.15 CAMPGROUND FACILITIES UNDER, ARTICLE 3 GENERAL DISTRICT REGULATIONS.

BE IT ORDAINED BY THE COUNTY COMMISSION OF CLAY COUNTY, SOUTH DAKOTA AS FOLLOWS:

Section 1. That the Purpose of Chapter 4.05.05 of the 2013 Revised Zoning Regulations for Clay County is hereby amended to read as follows:

That a NEW SECTION be ADDED to the Clay County Zoning Ordinance under Article 3 – General District Regulations – to read as follows:

Section 3.15 CAMPGROUND FACILITIES. A conditional use application is required for a Campground Facilities with more than four (4) campsites (Private, Public, or Commercial Recreation Facility) following the requirements of Article 11. The application shall be evaluated, and conditions established using the criteria in Section 3.15.

A. A designated campground intended for the placement of more than four (4) campsites camping units on rented lots and where the internal service roads are not publicly dedicated shall meet the following minimum standards:

1. A site plan for the designated campground shall be prepared to show the campground's layout including lot lines, the road system, camping units, and a spacing diagram for all structures/lots. Upon approval of the conditional use for the designated campground, the plan shall be filed with the Zoning Administrator and govern all future development.
2. Access roads shall be provided to each campsite, and all access roads shall have a minimum unobstructed width of fourteen (14) feet for all one-way roads, and twenty (20) feet for all two-way roads. Road surface may be gravel or crushed rock.
3. Each lot shall have a minimum of at least two thousand (2000) square feet size in which the designated camping unit/campground is located.
4. No mobile homes/manufactured homes shall be located in any campground, except that 1 (one) shall be permitted as an office for the campground.
5. Garbage and rubbish storage and disposal shall be handled in such a manner so as not to create a health hazard, rodent harborage, insect breeding areas, accident or fire hazards, or water/air pollution. The campground shall provide a sanitary method of disposing of solid waste, in compliance with state laws,

- rules and regulations.
6. Accessory buildings, electrical, water, and sewer facilities shall be designed to provide services adequate for the type of recreational vehicles and/or tent camps to be served. The adequacy will be reviewed by the Planning Commission at the hearing for the Conditional Use.
 7. The Board of Adjustment may impose other conditions to ensure that the use of property related to the campground is conducted in a manner to be compatible with the surrounding neighborhood.
 8. If the road access for the designated campground is not along a county or state highway, there shall be a Road haul/maintenance agreement with the township.
 9. The Board may also impose limits on the maximum number of units as a condition to granting the application.
 10. A setback distance of 2640 ft shall be required between a designated campground and any residential building. The setback shall be measured from the nearest property line of the designated campground to the residential building closest edge. Any authorized landowner that is within the setback distance may waive the separation distance through a written instrument to be filed with the Clay County Register of Deeds. This waiver shall run with the land.

Adopted by majority vote of the Clay County Board of Commissioners in regular session this _____ day of _____, 2021.

 County Commission Chairperson

Attest:

(seal)

 Carrie Crum
 County Auditor

First Reading: _____
 Second Reading: _____
 Adoption: _____
 Published: _____