

ORDINANCE NO. 626

AN ORDINANCE TO AMEND THE POLSON DEVELOPMENT CODE TO PROVIDE FOR A GENERAL CAMPGROUNDS ZONING DISTRICT.

Whereas, the City of Polson has identified favorable characteristics in certain kinds of uses associated with recreational vehicle and campground-style land development; and,

Whereas, the City of Polson desires to alter and amend its Development Code to provide for optimum planning and land use guidance in cases where such recreational vehicle and campground-style land development are in the public interest; and,

Whereas, the City of Polson caused a public hearing to be conducted, whereat the concerns and issues of the citizens were heard; and,

Whereas, the Building and Planning Department of the City of Polson has reviewed the proposed Recreational Vehicle Condominium Sites and/or General Campgrounds Zoning District criteria and offered input and revisions; and,

Whereas, the final language of the General Campgrounds Zoning District is appended hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POLSON, MONTANA:

- 1. The Polson Development Code is hereby amended to include Chapter XII-Supplemental, describing therein the criteria applicable to the General Campgrounds Zoning District, all as set forth in Exhibit A hereto and incorporated in this place as if fully set forth herein.
- 2. Chapter XII – Supplemental shall, from the effective date hereof, be considered in all respects as a part of the Polson Development Code, subject to and together with all generally applicable rules, regulations, fees, and deadlines found therein and necessary to the efficient administration of the said Polson Development Code.

**REPEALING CLAUSE:** All Ordinances or parts of ordinances in conflict herewith are hereby repealed.

**FIRST READING:** April 2, 2007.

**SECOND READING:** April 16, 2007.

**NOW, THEREFORE,** the foregoing Ordinance shall become effective on May 16, 2007.

**PASSED AND ADOPTED THIS 16<sup>th</sup> day of April, 2007.**

CITY OF POLSON

  
Jules Clavadetscher, Mayor

ATTEST:

  
Aggi Loeser, City Clerk

ORDINANCE #626  
CHAPTER XII - SUPPLEMENTAL  
RECREATIONAL VEHICLE CONDOMINIUM SITES  
AND/OR  
GENERAL CAMPGROUNDS ZONING DISTRICT

A. **What This Chapter Does.** This chapter establishes the **Recreational Vehicle Condominium Sites and/or General Campgrounds Zoning District (RCZD)**, the purpose of which is to permit campground developments and Recreational Vehicle (RV) condominium developments within the City Limits of Polson. The RCZD is intended to allow for condominium ownership of certain recreational vehicle developments (see permitted uses) in addition to rental/lease of the permitted and special permit uses, as applicable. All applicable permitted uses shall adhere to Administrative Rules of Montana, ARM Title 37, Chapter 111, subchapter 202 through 230 (37.111.202-230); Trailer Courts and Tourist Campgrounds.

B. **Land Use.** The permitted and special uses allowed in the RCZD shall be as shown in Table XII.1. All uses not explicitly permitted are prohibited. The RCZD is intended to allow for a combination of the permitted and/or special permit uses on any development. All terms not defined in **Chapter XXI-Definitions**, are defined in Section F., Definitions; of this Chapter.

Table XII.1. RCZD Land Use

<i>permitted uses</i>	<i>special permit uses</i>
general services campgrounds — see XII.F	restaurants
recreational vehicle condominiums — see XII.F	parks and other public recreational areas
limited commercial uses, as provided in XII.D.1.a	
accessory uses customarily associated with the permitted and special permit uses; Including the incidental uses listed in XII.D.1.b	
storage units (only for use by permitted and special permit uses) — see XII.F	
minor utility installations — see II.D.5	

C. **Specification Standards.** The specification standards for the RCZD appear in Table XII.2.

Table XII.2. RCZD Specification Standards

<i>standard</i>	<i>specification</i>	<i>standard</i>	<i>Specification</i>
minimum site size (square feet)	2,000 (average) 1,200 (minimum)	density (number of sites per acre, gross)	12
minimum site width, at roadway access (feet)	30	max height (feet)	30
maximum site coverage — see XII.F	60%		

D. **Performance Standards.** All developments shall comply with the performance standards in Chapter XVIII, as applicable; and the following additional performance standards. Some of the following performance standards supersede those standards in Chapter XVIII, and in such instances are specifically noted.



1. Land Use.

a. **Commercial uses.** Commercial uses permitted shall be compatible with campground developments or RV condominium developments, and generate only low to moderate levels of activity. The commercial uses permitted shall generally be intended to only serve the campground and/or condominium developments. In order to minimize the levels of activity, there shall be no separate signage advertising commercial uses for which the sign is intended to be viewed from any vehicular or pedestrian public right-of-way. Examples of commercial uses that may be appropriate in the RCZD include:

- i. convenient store/market
- ii. retail sales of items related to maintenance and operation of general services campgrounds and recreational vehicle condominium uses
- iii. gift shops
- iv. beauty and barber services
- v. recreational bookings
- vi. eating and drinking places (SLUC 58 — but not including special permit uses: restaurants)

b. **Incidental uses.** The following incidental uses may only be included for the convenience of the recreational vehicle park and campground occupants, owners, and/or manager/caretaker.

- i. two (maximum) single-family dwellings for campground owner and/or manager/caretaker
- ii. office for campground use or sales office for condominium use
- iii. service building (restrooms and shower facilities) as required by ARM 37.111.230 — see XVa.D.11.
- iv. laundry facilities
- v. indoor and outdoor recreational facilities, including a Recreational Center; and Tennis, basketball, volleyball courts; assembly rooms; open space; swimming pools and hot tubs; and game courts
- vi. maintenance shop or shed
- vii. tot lot

2. **Hillside Development.** The maximum lot coverage shall be determined from the average slope of the entire tract of record; it shall not be determined from the average slope of individual campground sites or, recreational vehicle condominium sites.

3. **Vehicular Access** (exception to XVIII). Developments within the RCZD shall provide private internal streets.

4. **Pedestrian Access** (exception to XVIII). Provisions for pedestrian access are not required for the RCZD.

5. **Parks.** Park dedication must meet the requirements of MCA 76-3-621(1) as approved by the governing body.

6. **Recreational Vehicle Storage.** An area may be provided only for the campground or recreational vehicle condominium sites to store RVs, trailers, other vehicles and watercraft, to be stored when not in use. The storage area shall be fully fenced on all sides by a 6 foot minimum height wall of decorative block, wood, wrought iron, or similar material.

7. **Landscape Buffers.** Landscape buffers shall be provided as follows:

- a. Fifteen feet along public rights-of-way or easements.
- b. Ten feet along other exterior boundaries of the parcel.
- c. No landscape buffers are required on interior private streets.

8. **Streets, sidewalks, and trails.** The following street, sidewalk, and trail performance standards are intended to supersede the performance standards listed in Appendix G. Any standard not specifically addressed below shall follow the performance standards in Appendix G.

- a. **Private Streets.** All interior streets within a RCZD development shall be private streets.
- b. **Right-of-way.** Street easements and surface widths shall conform with the following standards:

	One-way streets & emergency access	Two-way street	Two-way street w/ parking on one side	Two-way street w/ parking on both sides
Easement*	20 feet	30 feet	35 feet	45 feet
Road Surface width	15 feet	24 feet	28 feet	36 feet

\*Utility and Access Areas shall be required to be dedicated as "common elements" for condominium developments that will benefit all owners of the condominium development. These elements shall be shown on the Condominium Plan filed with the Clerk and Recorder. For campground developments, easements are not required.

**c. Parking.**

- i. No parallel parking of recreational vehicles on the streets will be allowed.
- ii. One visitor parking space per five campsites or condominium sites shall be provided. Handicap accessible parking shall be provided at a ratio of 1 space per every 25 campsite or condominium sites. Van accessible handicap spaces shall be provided at a ratio of 1:8 for the total number of handicap spaces with the first handicap space being van accessible.

**d. Surface Construction.** Private street surfaces shall be laid over a properly compacted sub-grade and shall consist of:

- i. A geo-textile (woven) mat shall be installed over the existing excavated material.
- ii. A sub-base of well graded 3 inch minus pit run material 18 to 24 inches in depth.
- iii. A base of well-graded ½ Inch minus crushed gravel a minimum of 4 inches deep
- iv. In lieu of the above requirements, an alternative road cross section may be approved by the City Engineer if the cross section design is completed, sealed, and signed by a Professional Engineer licensed in the State of Montana.

**e. Sidewalk and Trail Construction.** Sidewalk and trail construction is not required in the RCZD.

**f. Minimum Centerline Offset of Intersections.** There shall be no minimum centerline offset between intersections on the interior private streets in the RCZD.

**9. Individual recreational vehicle condominium site improvements, and as applicable to campgrounds.**

- a. Each site shall contain a stabilized parking pad with adequate space to provide parking for one recreational vehicle and one passenger vehicle. The parking spaces can be either in-line or tandem to each other, with a surface covering of crushed stone, pavers, tile, brick, paving, asphalt, concrete or other suitable material. The parking pad shall be sloped at a 1% minimum grade to accommodate drainage.
- b. All areas not in hard surface shall be landscaped, unless approved by the owner of a campground development or by the Recreational Vehicle Space Owners Association (RVSOA) within a condominium development.
- c. Recreational vehicle condominium sites shall be provided with an electrical, potable water and sewer service connection. Campground sites may be one of three types: full hook up, water & electric or dry site.
- d. One individual storage structure may be allowed, as approved by the Recreational Vehicle Space Owners Association (RVSOA) board within a recreational vehicle condominium development, or by the owner(s) of a rental or leased campground development. Said structure shall be no larger than 80 square feet with a maximum height of 12 feet.

**10. Number of Recreational Vehicles per site.** Only one recreation vehicle per site connected to utilities shall be allowed. No other vehicle parked at a campground or condominium site shall be used for human habitation on a temporary or permanent basis. In addition to the primary vehicle, two cars or trucks may be parked at the space. One recreational vehicle may be substituted for these vehicles provided it is the only available source of transportation to and from the campground or recreational vehicle condominium development. Golf carts, scooters and bikes may be stored on a site if utilized as a source of transportation.

**11. Service Buildings.** Based on the standards set forth in ARM 37.111.230, a central service building must be provided for each general services campground that has spaces designated for use by trailers or tents. The central service building must contain toilets and other plumbing fixtures, as follows:



- a. Toilets, urinals, and combination hot and cold-water lavatory sinks and showers are required at each general services campground in the ratios set forth under XII.3.

Table XII.3. RCZD Specification Standards

Number of spaces	Toilets		Showers		Lavatories		Urinals Men
	Men	Women	Men	Women	Men	Women	
1 -15	1	1	2	2	1	1	1
16 - 30	1	2	2	2	2	2	1
31 - 45	2	2	2	2	3	3	1
46 - 60	2	3	3	3	3	3	2
61 - 80	3	4	3	3	4	4	2
81 — 100	3	4	3	3	4	4	2

- b. The service building must be of permanent construction and equipped with lighting, lavatories, toilets, and a janitorial sink. Interior service building surfaces in plumbed areas must be smooth, nonabsorbent, and easily cleanable. Showers must have non-slip surfaces and ventilation. All windows, doors, and other openings must be screened or closed.
  - c. The service building must be conveniently located within a radius of 300 feet from all spaces or campsites to be served.
12. **Condominium Ownership.** Within the permitted recreational vehicle condominium use, only recreational vehicle and park model sites can be placed under condominium ownership. All other sites including tent sites, cottages, and cabins shall be rented as General Services Campground sites, as applicable. A membership organization including covenants shall be established with the Secretary of State to provide for the use and maintenance of common areas and spaces by the members. The owner of a condominium space may rent or lease that space, and the owners have the right to combine spaces, but not to re-subdivide.
13. **Occupancy.** General services campground uses shall limit occupancy between the dates of March 1 to November 30, inclusive. Recreational vehicles condominium uses shall not be used as permanent (year round) dwellings.
- E. **Overlay Districts.** All developments shall comply with any additional requirements imposed by Overlay Districts.
- F. **Definitions** — see also Chapter XXI-Definitions for additional definitions.
1. **Area.** See "site".
  2. **Cabin.** A hard-sided structure occupying a campsite that is set on a permanent or temporary foundation.
  3. **Camping trailer.** A vehicular portable unit mounted on wheels and designed for travel, recreation, and vacation, and constructed with collapsing partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
  4. **Campsite.** That part of a campground where a cabin is located or that is designated for a tent space, camping trailer, cottage, motor home, park model, or recreational vehicle space.
  5. **Cottage.** Hard-sided structures which are self contained living quarters, with all of the amenities of a residence.
  6. **Dry Camp Site.** Provides no services.
  7. **Fifth wheel trailer.** A vehicular unit that is:
    - a. mounted on wheels;
    - b. designed to provide temporary living quarters for recreational, camping, or travel use;
    - c. of such size or weight that it does not require a special highway movement permit;
    - d. of gross trailer area not to exceed 400 square feet in the set-up mode; and
    - e. designed to be towed by a motorized vehicle that has a towing mechanism mounted above or forward of the tow vehicle's rear axle.
  8. **Full hook up camp site.** Provides potable water, electricity and sewer service connection.
  9. **General services campground.** A campground used for public camping that provides on-site water supply, sewage disposal, solid waste disposal, and other services such as laundry or groceries.

10. **Limited services campground.** Limited services campgrounds are not permitted in the RCZD. Limited services campgrounds are campgrounds used for public camping that are accessible by a motorized vehicle but do not provide all of the following services only:
  - a. an adequate and potable water supply, if required and as determined under ARM 37.111.206.
  - b. adequate sewage disposal, as determined under ARM 37.111.207; and
  - c. adequate solid waste disposal, as determined under ARM 37.111.217.
11. **Motor home.** A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use that is built on or attached to a self-propelled motor vehicle chassis or to a chassis cab or van. Same as a Recreation Vehicle.
12. **Park Models.** Recreation vehicles as certified by the Recreational Park Trailer Industry Association, Inc. (RPTIA), primarily designed as temporary living quarters for recreation, camping or seasonal use. They are built on a single chassis mounted on wheels, and have a gross area not exceeding a total of 700 square feet when set up, including detachable room add-ons. Add-ons are not to exceed 300 square feet. This square footage does not include covered decks or patios.
13. **Primitive campground.** A campground that is used for backcountry camping and does not have any services. Primitive campgrounds are not permitted in the RCZD.
14. **Recreational Center.** A permanent facility containing area for indoor recreation. It may include fitness areas, restrooms, showers, dining, meeting and assembly rooms, meal preparation facilities, and convenience food areas.
15. **Recreational vehicle or RV.** As defined in Chapter XXI, 55, except that recreational vehicles also includes Park Models.
16. **Recreational Vehicle Condominium.** A recreational vehicle condominium which is designed for the sales of RV and/or Park Model spaces. Spaces may also be rented or sub-leased, combined, but spaces cannot be re-subdivided. Tent spaces, cottages, and cabin use are allowed but may be rented only. Automobiles or passenger trucks may remain on-site during periods of non-occupancy, but occupancy must meet the requirements of this chapter.
17. **Site.** The area defined on a condominium or campground plan that would be similar to the definition of a lot or parcel, except the sites do not represent subdivision of land. Has the same meaning as space or area, and is applicable to both campsite and condominium sites.
18. **Site Coverage.** Site coverage is the percent of a site that is covered by rooftops, paved roads, tents, trailers, travel trailers, cabins, cottages, park models, recreational vehicles, and other surfaces that prevent direct infiltration of precipitation or runoff into the soil.
19. **Space.** See "site".
20. **Storage Unit.** A permanent or semi-permanent structure for the exclusive use of campground or condominium site occupants for the storage of items related to permitted and special permit uses.
21. **Tent.** A collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors.
22. **Tent space.** That part of a campground designated for the placement of a single tent and the exclusive use of its occupants. A tent space does not include a pitched tent on a designated trailer space that is used for sleeping purposes by persons who have rented the trailer space.
23. **Trailer.** Trailers include camping trailers, motor homes, park models, and recreational vehicles.
24. **Trailer space.** That part of a campground or condominium designated for the placement of a single trailer and the exclusive use of its occupants.
25. **Truck camper.** A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides, and designed to be loaded onto and unloaded from the bed of a pickup truck.
26. **Water and Electric Camp Site.** Provides potable water and electricity.