

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4858

**AN ORDINANCE AMENDING GRAND JUNCTION MUNICIPAL CODE (GJMC)
SECTION 21.04.030(e), RECREATIONAL CAMPGROUNDS AND OTHER RELATED
SECTIONS REGARDING THE SITE DESIGN AND CONSTRUCTION STANDARDS
FOR CAMPGROUNDS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan and provide appropriate and current regulation for development proposals and has directed that the Code be reviewed and amended as necessary.

The proposed amendment to GJMC Section 21.04.030(e), Recreational Campgrounds regarding the site design and construction standards for campgrounds. In general, these revisions are a re-write of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Greater Downtown Overlay amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments to Section 21.04.030(e), Recreational Campgrounds and other associated sections accomplish an update to the Code that meets the desire to modernize the Code as well as provide improved guidance and responsive to industry needs in the development of campgrounds.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE CODE IS AMENDED AS FOLLOWS:**

1. Amend Section 21.04.010, Use Table as below:

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2		
Parks and Open Space	Campground; Primitive	A															A							21.04.020(h)
COMMERCIAL																								
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (Nonprimitive)	C													A	A	A							21.04.030(e) & 21.04.020(g) h)

2. Amend Section 21.10 to add the following definitions:

Campsite. Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

Camping Guest. One or more persons assigned to a campsite.

Camping Unit. A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

Dependent Camping Unit. A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

Independent Camping Unit. A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

3. Existing Section 21.04.030(e), Recreational campgrounds is stricken in its entirety and replaced with the following regulations.

21.04.030 (e) Campgrounds.

(1) A camping guest shall not use a campsite as a permanent residence or domicile.

(2) Campground Design and Overall Site Layout

(a) Access and Circulation

(i) Entries, access drives, and parking areas shall meet City dimensional and Fire standards and grading, drainage and dust control requirements as applicable.

(ii) The surface of entries and access drive aisles shall be paved with asphalt or concrete with a pavement section to support an 80,000-pound fire truck.

(iii) Pedestrian walkways shall be surfaced with a firm and stable, ADA accessible material and designed to provide safe pedestrian circulation within the campground.

(b) Parking

(i) Parking or unit pull-in spaces shall be finished with a firm and stable material.

(ii) A minimum of one parking space per camping unit shall be provided at or in proximity to each campsite.

(iii) A minimum of two additional parking spaces shall be provided at each common service building or campground office.

(c) Entries, access drive aisles and walkways shall be lighted every 500 feet consistent with the overall design of the campground. Low-level, full cut-off pedestrian lighting fixtures are encouraged.

(d) Site Design and Planning

(i) At least one campsite with accessible/mobility features shall be provided for each 25 campsites within the campground.

(ii) An overflow area for campsites may be established but shall not exceed 5 campsites/parking areas per 100 in the campground.

(iii) Common service buildings including restroom and shower facilities shall be located no closer than 20 feet nor more than 500 feet from any campsite that may be used by a dependent camping unit.

(iv) Entryways to common service buildings shall be lighted during all operational hours between dusk and dawn.

(v) Areas of campgrounds that abut residential properties shall be screened by a 6-foot solid fence or year-round vegetation measuring six feet in height. Fences must comply with GJMC [21.04.040\(i\)](#) and any design guidelines.

(vi) Landscaping. All areas shall be covered with either the natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

1. One tree per 2500 square feet of the total net area used as campsites (e.g. exclude drive aisles, common areas or areas with common buildings) is required. Trees may be distributed throughout the campground.

2. All other landscaping shall comply with GJMC 21.06.040.

(vii) Each campground with 50 campsites or more shall provide an active recreational area(s) such as a tot lot or playground, horseshoe pits or lawn game area consisting of a minimum of 100 square feet per campsite.

(e) Campsite Design

(i) Any campsite shall be set back a minimum of 25 feet from a public right-of-way.

(ii) Each campsite shall provide a minimum of 750 square feet of space per intended camping unit and have a minimum width of 25 feet.

(iii) A camping unit either in full set-up mode (all extensions/pull-outs in place), placed or built on a site shall not occupy more than 75 percent of the area of the campsite. Campsite size shall be larger than the minimum if larger camping units are intended and/or allowed.

(iv) If a campsite may be used for multiple units, it shall provide at least another 400 square feet per each additional camping unit.

(v) Camping units or attachments thereto (e.g. slideouts, awnings) shall be set back a minimum of three feet from individual campsite boundary lines or five feet from campground property boundary lines.

(vi) Each site shall be marked and/or numbered for identification in a conspicuous location, be legible from the campground access drives.

(vii) No permanent or semi-permanent structures, such as cabins, lean-tos, accessory structures, sheds or habitable buildings, whether placed on a permanent foundation or not, shall be erected on a campsite except by the owner/operator of the property.

(f) Water Services

(i) The campground water supply system shall be designed, constructed and maintained in compliance with all applicable codes. At campsites that provide for full or partial hook-up, the water system shall be connected to a public water supply system.

(ii) Common water faucets shall be conveniently accessible from any campsite intended for dependent camping units.

(iii) Spillage, overflow, drainage or wastewater from common faucets shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes or other nuisance conditions.

(iv) A water station for filling water storage tanks shall be provided at the rate of one station for every 100 campsites or part thereof that are designed for independent camping units. The water station shall be posted with a sign indicating it is potable water.

(g) Sanitary Sewer

(i) At campsites that provide for full or partial hook-up, the sewer service shall be connected to a public sewer system.

(ii) It is recommended that one sanitary waste station connected to a public sewer system be provided for campgrounds designed for greater than 100 independent camping units.

(iii) When a sanitary waste station is provided, it shall be located on a level site with a concrete slab sloped to a center drain and be easily accessible from the access drive.

(iv) When a sanitary waste station is provided, a means for flushing holding tanks and the immediate area shall be provided at each sanitary waste station. The flushing station shall consist of a properly supported water riser pipe, valved outlet and attached hose.

(v) A flushing sink or other means of disposal connected to the public sewer system shall be provided for disposal of liquid wastes from dependent camping

units unless a sanitary waste station is provided and is conveniently located to these campsites.

(h) Restroom and Shower Facilities

(i) All common restroom and shower facilities shall be connected to public water and sewer systems. Privies or are not allowed within campgrounds within the City limits.

(ii) Required toilet, sink and shower facilities shall be provided in the following minimum numbers:

a. Where a campground is designed and operated for exclusive use by independent camping units, at least one toilet and one sink shall be provided for each 50 campsites.

b. Where a campground accepts or accommodates dependent camping units, at least one toilet and one sink shall be provided for every 15 campsites not provided with sewer connections and one shower shall be provided for every 15 campsites or fractional part thereof. Sinks shall be provided at each building containing toilet facilities at a rate of one sink per toilet for up to 6 toilets and 1 sink for every 2 toilets thereafter.

(i) Health, Safety and Maintenance

(i) Emergency and fire safety rules and regulations shall be conspicuously posted by campground management and shall include the following information in addition to any other information required by the fire and or police department and any other laws and regulations.

a. Information needed for summoning the fire and police departments

b. Campground location information needed to provide to responding emergency services

c. Location of common water faucets

d. Location of fire suppression hydrant(s)

e. Location of sanitary waste station(s)

f. Map of campground, identifying all buildings and campsites by number

(ii) All areas including the storage, collection and disposal of refuse shall be maintained to minimize health and accidents, fire, air quality and other nuisance conditions.

(iii) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the campground shall be provided. Provision of recycling containers for separation of plastic, glass, metal and aluminum containers is recommended.

(iv) All trash collection areas shall be contained with a 6-foot privacy fence or wall on at least three sides of the area.

(v) A 6-foot fence shall be provided around hazardous areas such as swimming pools, utility areas or storage of hazardous materials.

(vi) A fire ring shall be provided at any campsite that allows the use of combustible fuel. Location of the fire rings shall be shown on the site plan.

Introduced on first reading this 15th day of May, 2019 and ordered published in pamphlet form.

Adopted on second reading this 5th day of June, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelman

City Clerk

J. Mark ...

Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4858 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of May, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5th day of June, 2019, at which Ordinance No. 4858 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 7th day of June, 2019.


Deputy City Clerk

Published: May 17, 2019
Published: June 7, 2019
Effective: July 7, 2019