

# **Box Elder County Land Use Development & Management Code**

## **Article 3: Zoning Districts**

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### ***Chapter 3-6 – Recreational Vehicle Facilities for Agritourism***

#### **Sections.**

- 3-6-010. Purpose and Intent.
- 3-6-020. Conditional Use Permit and Site Plan Required.
- 3-6-030. Location.
- 3-6-040. Standards and Requirements for Recreational Vehicle Facilities for Agritourism.

#### **3-6-010. Purpose and Intent.**

The purpose and intent of this section is:

- A. To allow for agritourism opportunities that may involve overnight camping in a personal recreational vehicle.
- B. To require agritourism developments that include overnight camping in a personal recreational vehicle will be of such character as to promote the objectives and purposes of this Code; to protect the integrity, characteristics, and value of the area in which agritourism developments are located.

#### **3-6-020. Conditional Use Permit and Site Plan Required.**

The development of a recreational vehicle facility for agritourism purposes requires an Administrative Conditional Use Permit approved by the Zoning Administrator. As such, each facility must comply with Section 2-2-110, Administrative Conditional Use Permit of this Land Use Management & Development Code.

Additionally, each recreational vehicle facility for agritourism must comply with Section 2-2-120, Site Plan Review, of this Land Use Management & Development Code.

#### **3-6-030. Location.**

- A. Recreational vehicle facilities for agritourism shall be allowed in all unzoned areas and zones of a density of five (5) acres or greater. A minimum of five (5)

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acres is required for a recreational vehicle facility for agritourism. A single owner across contiguous parcels may count all their acreage used for agricultural production towards the minimum acreage requirement.

- B. Recreational vehicles shall not be used at any place within the established boundaries of the County, at any time, for living quarters except in designated camping areas or recreational vehicle parks.
- C. Recreational vehicles which are not in use may be temporarily stored on a private residential lot or parcel of land, provided they do not violate any section of this Code and are not parked in the public right-of-way or front yard.
- D. Storage facilities for recreational vehicles, mechanical repair and maintenance operations, reconstruction or construction activities, and other similar uses are not permitted by this chapter and are only permitted in zoning districts allowing such uses.

### **3-6-040. Standards and Requirements for Recreational Vehicle Facilities for Agritourism.**

- A. The Zoning Administrator and all other applicable county departments shall review the proposed development plan to determine its compliance with all portions of the County General Plan and, among other things, shall attempt to make sure that such development will constitute an environment of sustained desirability and stability and that it will not adversely affect amenities in the surrounding area. Standards higher than the minimum standards contained in this Code may be required if necessary for local conditions of health, safety, and protection of property, and to ensure that the development will mix harmoniously with contiguous and nearby existing and planned uses.
- B. The Zoning Administrator shall not approve any application for an administrative conditional use permit for a recreational vehicle facility for agritourism if the developer cannot fully address items B.1-5. and C.1-12. to the approval of applicable county departments, or if the Zoning Administrator determines there would be unusual danger of flood, fire or other hazard, or if the proposed development would be of such character or in such a location that it would:
  - 1. Create excessive costs for public services and facilities.
  - 2. Endanger the health or safety of the public.
  - 3. Unreasonably hurt or destroy the environment.

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4. Cause excessive air or water pollution, or soil erosion; or
  5. Be inconsistent with any adopted general or specific plan of the area in which it is to be placed.
- C. The development shall conform to the following standards and requirements:
1. The area shall be in one ownership.
  2. Recreational vehicle facilities are limited to a density of one space per two acres of land. Facilities are limited to five sites maximum.
  3. Recreational vehicle spaces must meet the required minimum setbacks for main buildings of the zone in which the development is located.
  4. All parking shall be accommodated on site for all visitors.
  5. No individual space in a recreational vehicle facility for agritourism shall be occupied by an individual recreational vehicle for more than seven (7) days consecutively. This Code prohibits the use of individual recreational vehicle spaces in recreational vehicles facilities for agritourism as a location for permanent living.
  6. Any recreational vehicle facility for agritourism shall comply with and conform to all other zoning laws, rules, regulations; building codes, fire codes, public works standards, as well as all other codes and requirements applicable to a structure or development within the zone in which said recreational vehicle facility is located.
  7. Prerequisite to the operation of any recreational vehicle facility for agritourism in the County shall be the obtaining of an annual business license from the County.
  8. In the event a recreational vehicle facility for agritourism is not completed according to the approved Site Plan, or operated and maintained according to the approved Administrative Conditional Use Permit or this Land Use Management & Development Code, the Administrative Conditional Use Permit and annual business license may be denied or revoked.
  9. The premises on which any recreational vehicle facility for agritourism is located, used, or occupied shall be maintained in a clean, orderly and sanitary condition. The accumulation of any rubbish, waste, weeds, inoperative vehicles, or other unsightly material thereon shall constitute a public nuisance and a violation of this Code. Reasonable guarantees to

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assure compliance with this requirement will be required of the developer and/or owner as a condition of administrative conditional use permit approval and ultimately the issuance of the annual County business license.

10. Recreational vehicle facilities shall comply with all applicable sections of Article 5: Regulations of General Applicability of the Land Use Management & Development Code.
11. In addition to meeting the above requirements and conditions, and conforming to the other laws of the County, all recreational vehicle facilities for agritourism shall also conform to all applicable state regulations. In the event of any conflict between said regulations and this Chapter, the more strict regulation shall take precedence.
12. Recreational vehicle facilities for agritourism are prohibited from establishing and providing septic and water connections for visitors.
13. It is recommended that the host provide guests with a list of nearby RV services such as dump stations, potable water, and repair services.

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### 1-3-040. Definitions.

**Agritourism:** The combination of agricultural production with tourism to attract participants from the general public to an agricultural enterprise for the entertainment, recreation, or education of the participants.