

AMENDMENTS TO BAYFIELD COUNTY ZONING ORDINANCE

1. Section 13-1-4 (a) (5) is repealed and recreated to read, and Section 13-1-4 (a) (6), (6m) and (24m) are created to read, as follows:

~~(5) **Campground.** An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.~~

(5) **Campground:** Any parcel or tract of land owned by a person, the state or a local government, which is designed, maintained, intended or used for the purpose of dividing sites for non-permanent overnight use by four or more camping units, or by one to three camping units if the parcel or tract of land is represented as a campground.

(6) **Camping Unit:** Any portable device used as a temporary dwelling, including but not limited to, a camping trailer, recreational vehicle, motor home, bus, van, pickup truck or tent.

(6m) **Campsite:** An area within a campground designed or used to accommodate a single camping unit.

(24m) **Group campsite:** An area within a campground designed to be shared, or used in common, by two or more camping units.

2. The heading of Section 13-1-28, and subsections (a), (b), and (c) thereof, are repealed and recreated to read as follows:

~~Sec. 13-1-28~~ **Campgrounds and Camping Resorts; Recreational Vehicles**

~~(a) **Permits.** A conditional use permit (see Section 13-1-41) and an Environmental Impact Analysis (see Section 13-1-42) shall be required to establish a campground or camping resort.~~

~~(b) **Creation and Management.** The following requirements shall apply to the creation and management of all parks:~~

- ~~(1) The minimum size of a campground or camping resort shall be three (3) acres.~~
 - ~~(2) The maximum number of sites shall be ten (10) per acre and the maximum number of camping units shall be one (1) per site, except that ten percent (10%) of the total number of sites can be constructed and used as dual sites.~~
 - ~~(3) Each site shall be plainly marked and surfaced with compacted sand, gravel, blacktop, or concrete, except for tent sites.~~
 - ~~(4) Each camping unit shall be separated from other camping units by a yard not less than fifteen (15) feet.~~
 - ~~(5) There shall be one (1) automobile parking space for each site, plus one extra parking space for every three (3) sites.~~
 - ~~(6) Unless opaquely screened by existing vegetative cover, all parks shall be screened by a temporary planting of fast growing material capable of reaching a height of fifteen (15) feet or more, such as hybrid poplar, and a permanent evergreen planting such as Norway pine, the individual trees to be such a number and so arranged that within ten (10) years of planting to be such a number and so arranged that within ten (10) years of planting they will have formed an opaque screen. Such permanent planting shall be grown or maintained at a height of no less than fifteen (15) feet.~~
 - ~~(7) Where shoreline access is to be provided for any campground or camping resort, the tree cutting provisions of Section 13-1-23 shall apply, except that the maximum clear cut opening shall not exceed fifty (50) feet.~~
 - ~~(8) All campgrounds and camping resorts shall conform to the requirements of Ch. HFS 178, Wis. Adm. Code.~~
- ~~(c) **Campground and Park Setbacks.** There shall be a minimum yard setback of forty (40) feet at all lot lines of the park and the park shall conform to the normal setback for permanent structures from highways, roads, and shorelines. This setback shall not apply to internal access roads within a park.~~
- ~~(d) **Recreational Vehicles.**~~

- ~~(1) No recreational vehicle shall be used as a permanent residence or as a storage accessory structure.~~
- ~~(2) Any recreational vehicle located outside a state or county approved park shall:
 - ~~a. Require a RV placement permit issued by the Bayfield County Zoning Department prior to the unit being placed on an undeveloped parcel if placed more than twenty one (21) days. The permit shall be an annual permit valid for RV placement of four (4) months or less.~~
 - ~~b. Meet all of the dimensional and setback requirements of the district in which it is located.~~
 - ~~c. If placed for more than twenty one (21) days, be provided with a pit privy, or other waste disposal system meeting the requirements of the Bayfield County Sanitary Ordinance.~~
 - ~~d. Such units shall be permitted to be stored within a garage, carport, or accessory structure or in the rear or side yard areas of developed parcels of land, provided setback standards are met. The storage of more than three (3) units shall require a conditional use permit. Units shall not be stored on undeveloped parcels.~~~~
- ~~(3) Recreational vehicles shall be permitted to be used for temporary dwelling purposes for an aggregate time period of up to four (4) months per calendar year in all zoning districts except Commercial, Forestry-2, Agricultural-2, Conservancy, and Industrial. Any such unit that is to be used for temporary dwelling purposes and which is located on an undeveloped site for a period of time greater than four (4) months per annum shall require a Class A permit.~~
- ~~(4) A time limit of not less than fifteen (15) days shall be given in the order for the removal of any recreational vehicle not complying with the provisions of this Section.~~
- ~~(5) Within one (1) year after the adoption of this amendment, all nonconforming recreational vehicles shall comply with the terms of this Section.~~

Sec. 13-1-28 Campgrounds; Recreational Vehicles

- (a) **Permits.** An environmental impact analysis (under Sec. 13-1-42) and a conditional use permit (under Sec. 13-1-41) shall be required to establish or expand a campground.
- (b) **Application.** In addition to an environmental impact analysis, an application for a conditional use permit to establish or expand a campground shall include the following:
 - (1) Type of zoning district in which the site is located and whether it includes frontage on Lake Superior, a navigable river or stream, and/or an inland lake, and if on an inland lake, whether the lake is Class 1, 2, or 3.
 - (2) A “before” map of the site and vicinity, signed and dated by the drafter, showing the following:
 - a. Arrow indicating north.
 - b. The location, bearings, and distances of property lines; roads (including campground roads and adjacent public roads); buildings and/or other structures, natural and manmade water courses; wells and sanitary disposal systems; power lines; bridges; culverts; and easements, including public utility easements.
 - c. The total acreage of the parcel on which the site is located and the acreage of any existing campground on the site.
 - d. The location, dimensions, and number of any existing campsites, and type of use of each such site (camper, recreational vehicles/travel trailer, or tent.)
 - e. Lineal feet of campground roads.
 - (3) An “after” map meeting the above requirements of the “before” map, except showing the site as it is proposed to be developed and also showing the locations and proposed dimensions of proposed parking areas; open recreational areas; lake access area; water and power sources and distribution systems; landscaping; flood plain, if any; shoreline vegetation protection area; adjoining parcels and their owners; signs; garbage disposal areas; restroom and shower facilities; and sewage collection facilities and sewage dispersal areas.

- (4) Surface drainage plan for the site.
- (5) An erosion control storm water management plan for the site.
- (6) A topographical map of the site.
- (7) Identification of uses of adjacent properties.

(c) **Site Standards.**

- (1) The following standards shall apply to all campgrounds (except that for campgrounds on inland lakes, or navigable rivers or streams, (2) a. below applies instead of (1) b.):
 - a. The campground shall have a total area of at least five (5) acres.
 - b. There shall be no more than 10 camping units per acre.
 - c. At least 40% of the camping units must be used for short-term (14 days or less) occupancy only.
 - d. No more than 10% of the camping units shall be located in group campsites.
 - e. No campsite (or group campsite) shall be occupied by the same person or persons for more than six (6) months in any 12-month period.
 - f. No structure shall be permitted on a campsite other than a stairway not exceeding 4 feet in width by 4 feet in depth for access to a camping unit.
- (2) Campgrounds with frontage on navigable waters will also meet the following standards:
 - a. Maximum density:

Inland lakes and navigable rivers and streams: No more than 5 units per acre.

Lake Superior: No more than 10 units per acre.
 - b. Minimum frontage:

Class 1 lakes:	300 feet
Class 2 lakes:	600 feet
Class 3 lakes; rivers and streams:	900 feet
Lake Superior:	150 feet

- c. Notwithstanding the provisions of Sec. 13-1-32(b) there shall be a minimum shoreland setback from the ordinary high water mark of 125 feet.
 - d. Notwithstanding the provisions of Sec. 13-1-23(a) there shall be a minimum shoreland vegetation protection area consisting of the area within 75 feet of the ordinary high water mark. Within such area, the removal of trees, shrubs, and ground cover, and land disturbing activities are prohibited unless authorized by a government agency having jurisdiction to do so for such purposes as mitigation, erosion control, or shoreland restoration, or if such actions are necessary for the removal of dying, or diseased vegetation, or vegetation creating a safety hazard, and except that one or more portions of the shoreland vegetation protective area not exceeding, in total, 10% of the total frontage, and located at environmentally appropriate locations, may be developed for access to the water, including a boat launch, swimming beach, parking, and/or picnic area.
- (3) The number of campsites otherwise allowable under this section may be reduced by condition in the conditional use permit authorizing the campground, depending on the topographical and natural features of the campsite, adjacent land uses, and/or other pertinent factors.

3. Section 13-1-28(d)(2), introduction, is amended as follows (deleted language lined through; new language underlined):

- (2) Any recreational vehicle located outside a ~~state or county~~-approved park-campground shall: