

**CITY OF IDAHO CITY**

**ORDINANCE NO. 388**

**AN ORDINANCE OF THE CITY OF IDAHO CITY, BOISE COUNTY, IDAHO, CREATING A NEW TITLE RELATING TO STANDARDS FOR RECREATIONAL VEHICLE PARK AND CAMPGROUNDS AND AMENDING THE ZONING MATRIX TO ADD ADDITIONAL USES.**

WHEREAS, the Planning and Zoning Commission of the City of Idaho City finds it is desirable to set standards and regulations for the development and design of campgrounds and recreational vehicle parks in Idaho City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IDAHO CITY, IDAHO:

**Section 1. AMENDMENT TO ZONING MATRIX.** That Section 10-6-3.C, a portion of Ordinance 352 enacted April 25, 2018, be amended to add additional uses and alphabetize residential uses as follows:

C. Zoning Designation Matrix:

LAND USE	ZONE				
	R	C	I	G/P	MU
<b>Commercial:</b>					
Animal boarding facilities					C
Automotive sales/service		P			
Bed and breakfasts	C	P			C
<u>Campground Resort</u>		<u>C</u>			<u>C</u>
Churches		C			C
Communication transmitters, towers					C
Community use centers				C	C
Equine centers, including stables, riding arenas, riding schools and trails		C			C
Grocery and convenience stores		P			C
Home occupations/accessory uses		P			C
Hotels/motels		P			C

LAND USE	ZONE				
	R	C	I	G/P	MU
Laundromats, dry cleaners		P			C
Limited service	C	P			C
Maintenance and storage facilities			P		C
Medical clinics/medical buildings or facilities		P			C
Parking and transit service facilities			P		C
Parks, playgrounds, indoor/outdoor recreation facilities, campgrounds, golf course facilities				C	C
Professional offices		P	P		C
Public or private airports, heliport pads				C	C
<u>Recreational Vehicle Park</u>		<u>C</u>			<u>C</u>
Restaurants, bars, brewpubs, nightclubs		P			C
Sales or marketing facilities and model homes		P			
Spas, salons, health clubs and fitness centers		P			C
Theaters, movie houses or other entertainment uses		P			C
Uses related to on site development and construction, including rock quarries, rock crushing and storage, asphalt and concrete batch facilities and associated manufacturing, construction yards, storage and administrative buildings and landscape nurseries			C		
Wholesale/retail	C	P			C

**Public (Government):**

Governmental buildings and facilities				C	
<u>Schools</u>				<u>C</u>	

**Industrial:**

Light manufacturing		C	P		
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LAND USE	ZONE				
	R	C	I	G/P	MU
Heavy manufacturing			C	C	
General agriculture			P		
Timber production			P		

<b>Mixed Use:</b>					
Public and private clubs, lodges, or social halls, including all related buildings and facilities		C			C
Public and private schools, daycare facilities, preschools, and other educational facilities	C	C		C	C
Public recreation			C	C	C
Public service and utility services, including all related buildings and facilities			P		

<b>Residential:</b>					
<u>Accessory Dwelling Unit</u>	<u>C</u>				
Single Family	P	P			
Duplex	P	P			
<u>Manufactured housing</u>	<u>P</u>	-			
<u>Mobile Home</u>	<u>C</u>				
Multi-family	C	P			
<del>Mobile Home</del>	<del>C</del>				
<del>Manufactured housing</del>	<del>P</del>				
<u>Recreational Vehicle</u>	<u>C</u>	<u>C</u>			
<u>Single Family</u>	<u>P</u>	<u>P</u>			
<u>Stand Alone Shop - Noncommercial</u>	<u>C</u>				
<u>Tiny Home</u>	<u>C</u>	<u>C</u>			

**Section 2. ADDITION OF A NEW CHAPTER TO TITLE 10 REGULATING RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS.** A new Chapter 11 of Title 10 of the City Code of Idaho City shall be created as follows.

**10-11-1: Short Title:** This Ordinance shall be referred to as the “Recreational Vehicle Park and Campgrounds Ordinance.”

**10-11-2: Definitions:** For the purposes of this chapter, the following mean:

- A. Rustic Campground: Campsites that do not have services for individual camp sites, such as water, sewer, or electrical hook-ups. These are similar to Forest Service campgrounds that may have a leveled-out pad for a tent or recreational vehicle, one passenger vehicle parking space, and a picnic table. Sites might also include a communal pavilion, restrooms, and a centralized water source.
- B. RV Campground (or “RV Park”): Campsites with service(s) for individual camp sites that could include water, sewer, electrical, or any combination thereof, primarily designed for recreational vehicles.
- C. Campground Resort: Lodging facilities of four hundred (400) square feet or less and may include tents, cabins, tiny homes, recreational vehicles, and other similar structures (with restroom facilities).

**10-11-3: Rustic Campground.** A rustic campground must meet the following minimum requirements:

- A. Maximum of five sites per acre, which shall be clustered to provide a minimum of sixty percent (60%) of the site as undeveloped open space.
- B. Setbacks for campsites must be compliant with zoning regulations.
- C. Parking is limited to a maximum of two (2) parking spaces per site.
- D. Seasonal use only, allowed from April 1- November 30 (no year-round use.)
- E. Water or human waste facilities, including RV dumps, may be conditionally permitted by the City and subject to the applicable fees and assigned equivalent dwelling units.
- F. Community restroom facilities shall be provided and shall meet public health district regulations, Community facilities shall not be located more than two hundred (200) feet from any site.
- G. Trash receptacles and dumpsters must be provided. In designated Bear Conflict areas, trash receptacles shall be bear-proof.

- H. Interior roads must meet standards for approval by the fire protection district.
- I. Stays shall be limited to no more than fourteen (14) consecutive days in a thirty (30) day period.

**10-11-4. RV Campground.** An RV campground must meet the following minimum requirements:

- A. Maximum of five sites per acre, which shall be clustered to provide a minimum of sixty percent (60%) of the site as underdeveloped open space.
- B. Setbacks for campsites must be compliant with zoning regulations.
- C. Trash receptacles and dumpsters must be provided. In designated Bear Conflict areas, trash receptacles shall be bear-proof.
- D. Hook-ups for electricity, water, and/or wastewater must be provided for each RV site and must comply with local and state requirements, including Title 9 of the City Code.
- E. Screened from public view by aesthetically acceptable fences, walls, living planting areas and existing natural or manmade barriers living planting areas and existing natural or manmade barriers, except that privacy fencing is required when adjacent to any residential zone. The Administrator may approve alternative methods of reducing the visual impact in lieu of screening or waive the requirements if visual impact is of no consequence.
- F. Minimum of two (2) parking spaces per RV site and meet the off-street parking requirements of title 10 of this code.
- G. Interior roads must meet standards for approval by the fire protection district.
- H. Stays shall be limited to twenty-nine (29) consecutive days in a ninety (90) day period. This rule shall not apply to the Camp Host, as defined in section 10-11-6.
- I. Minor retail and food services may be allowed and licensed by the City pursuant to this Code, provided those services are incidental and subordinate to the primary use of providing lodging.
- J. Must comply with applicable standards as provided in the Americans with Disability Act (ADA) (Title 42 of the United States Code and its implementing regulations).

**10-11-5. Campground Resort.**

- A. Minimum lot size of twenty (20) acres
- B. Maximum of 50% of the site as undeveloped open space, parks, or recreational amenities
- C. Facilities including platforms, structures, and sewer and water systems, shall be provided and comply with all City, State and Local permits and requirements.
- D. Setbacks for facilities and campsites must be compliant with zoning regulations.
- E. Screened from public view by aesthetically acceptable fences, walls, living planting areas and existing natural or manmade barriers living planting areas and existing natural or manmade barriers, except that privacy fencing is required when adjacent to any residential zone. Administrators may approve alternative methods of reducing the visual impact in lieu of screening or waive the requirements if visual impact is of no consequence.
- F. For sites that do not have restroom facilities in the lodging structures, community toilets or restrooms shall be provided and shall meet the requirements of the public health district. Community facilities shall not be located more than two hundred (200) feet from any site.
- K. Must comply with applicable standards as provided in the Americans with Disability Act (ADA) (Title 42 of the United States Code and its implementing regulations).
- G. Minimum of two (2) parking spaces per site and meet the off-street parking requirements of this title.
- H. Interior roads must meet standards for approval by the fire protection district.
- I. Stays shall be limited to twenty-nine (29) consecutive days in a ninety (90) day period. This rule shall not apply to the Camp Host, as defined in section 10-11-6.
- J. Retail and food services may be allowed and licensed by the City pursuant to this Title and provided for campground guests.

**10-11-6. Camp Host.** The operator of an RV Campground or an RV Resort may designate one site as a "Camp Host" site. The site must be clearly marked. The operator must affirmatively assign the Camp Host, preferably in writing. The Camp Host function is limited to one RV and its owner(s) and dependents.

**10-11-7. Enforcement.** This section is subject to the enforcement and penalties of this Title, which may be enforced as stated therein and by law enforcement for the City.

**Section 3. SEVERABILITY:** If any provision of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed severable, and the remaining provisions shall continue in full force and effect.


**Section 4. EFFECTIVE DATE:** This ordinance shall take effect immediately upon adoption by the Idaho City Council and publication in accordance with state law.

PASSED BY THE COUNCIL of the City of Idaho City this 25 day of September, 2024.

PASSED BY THE MAYOR of the City of Idaho City this 25 day of September, 2024.

  
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Mayor

Attest:

  
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City Clerk

