



City Council

Agenda Item

Subject: First Reading of Ordinance No. 23-22, a Zoning Text Amendment to Chapter 21.76 Campgrounds of the Revised Ordinances of the City of Watertown

Meeting: City Council - Sep 05 2023

From: Amanda Mack, City Manager

BACKGROUND INFORMATION:

The proposed ordinance amendment is to Title 21 Zoning, Chapter 21.76 Campgrounds to provide clarification to existing ordinance language for hard surfacing, screening, minimum lot size requirement, and campground/supervisor living quarters.

The Plan Commission recommended approval to City Council at the August 24, 2023 meeting (4-2).

SUGGESTED MOTION:

No Action; First Reading

STAFF REFERENCE(S):

Brandi Hanten, Heath VonEye, Jana Mills

ATTACHMENT(S):

[Ordinance No. 23-22](#)

ORDINANCE NO. 23-22

**A RESOLUTION AMENDING CHAPTER 21.76 CAMPGROUNDS OF THE REVISED
ORDINANCES OF THE CITY OF WATERTOWN**

BE IT ORDAINED by the City of Watertown, South Dakota, that Chapter 21.76 Campgrounds of the Revised Ordinances of the City of Watertown be amended as follows:

**Chapter 21.76
CAMPGROUNDS**

Section

21.7601 Campgrounds

[\(back to Title contents\)](#)

21.7601: CAMPGROUNDS

1. Each campsite shall contain at least two thousand (2,000) square feet.
2. The campgrounds shall be supplied with a water supply and sewage disposal facilities, including washing, toilets, and similar facilities, all of which meet all applicable city codes and regulations.
3. A side yard of fifty (50) feet and a front yard of one hundred (100) feet shall be maintained on the campground; provided, however, that the one hundred (100) foot front yard requirement may be waived if the front yard abuts on a public street which has a right-of-way width of two hundred (200) feet or more.
4. Campgrounds are exempt from the requirement that loading areas, parking bays, and access drives shall be hard-surfaced with asphalt or concrete. Crushed concrete, recycled asphalt, or a similar all weather surface material as approved by the City Engineer are allowed for access drives in campgrounds.
- ~~4.5.~~ The access drive within the public right of way from the public street to the private property~~to public roads and highways~~ shall be paved or surfaced in a similar manner to the adjacent public roads, and shall be approved by the City.
- ~~5.6.~~ Access roads shall be provided to each campsite and all access roads shall have a minimum unobstructed width of fourteen (14) feet for all one-way roads, and twenty (20) feet for all two-way roads.
- ~~6.7.~~ Campsites shall only be occupied by any one individual for temporary/seasonal stays, and no individual's occupancy at a campground shall exceed one hundred and eighty (180) days in any one calendar year.
8. No manufactured homes or house trailers shall be located in any campground except that one One dwelling unit shall be permitted as the campground attendant/supervisor living quartersan office for the campground. The dwelling unit shall not be a manufactured home or mobile home.
9. No manufactured homes or mobile homes shall be located on campsites.
- ~~7.10.~~ Screening shall be provided when a campsite is within 75 feet from the property line of an adjacent residentially zoned property. A minimum six foot fence or vegetative buffer with substantial size as approved by the Community Development Manager shall be utilized for screening a campground.
- ~~8.11.~~ All campground operators shall keep accurate records as to the length of time a person stays in the campground, and shall make said records available to ~~any city official~~ the City Manager or an appointed designee upon request.

(Ord 20-06; Rev 3-13-20)

The above and foregoing Ordinance was moved for adoption by Alderperson _____, seconded by Alderperson _____, and upon voice vote motion carried, whereupon the Mayor declared the Ordinance duly passed and adopted.

I certify that Ordinance No. 23-21 was published in the Watertown Public Opinion, the official newspaper of said City, on the ____ day of _____, 2023.

Kristen Bobzien, Finance Officer

First Reading: September 05, 2023
Second Reading: September 18, 2023
Published: September 23, 2023
Effective: October 13, 2023

City of Watertown

Attest:

Kristen Bobzien
Finance Officer

Reid Holien
Mayor