

KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND ORDINANCE

81-7

PREAMBLE. Kendall County is dedicated to the preservation of productive agricultural land. This Ordinance is not intended to conflict with this policy, but rather, offer an alternative use for marginally productive farmland such as woodlands.

1.00 DEFINITIONS

ACCESSORY BUILDINGS. Those buildings which house facilities or services relating to recreational uses at the park or campground.

CAMPER. Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

COLLECTOR STREETS. Any park street which extends from a park entrance street and intersects with three or more other streets or any street which intersects with five or more other streets or any street which extends for more than 1200 feet.

DAILY USER. Any person or persons using the park for recreational purposes on a daily basis.

GROUP CAMPING. The assembly of not more than 30 recreational vehicles and/or tents when registered as a group in advance with the park management. Normally, these groups are youth, scouting and clubs in an approved designated area for the purpose of recreational camping.

GROSS ACREAGE. The acreage of the property zoned for a recreational vehicle park or campground. Productive agricultural land shall not be figured into gross acreage.

HEALTH AUTHORITY. The Kendall County Health Department or the Illinois Department of Public Health.

LOT. A parcel of land designated on the official plot plan for the placement of a single recreational vehicle or tent and for the exclusive use of its occupants.

LOT, FULLY IMPROVED. A lot with individual sewer, water and electrical service.

LOT, PARTIALLY IMPROVED. Lot with individual water and electrical service.

LOT, UNIMPROVED. Lot with no dedicated individual service.

MINOR STREETS. Any park street which is not a collector street.

RECREATIONAL AREA. Area which is set aside for non-camping use. Recreational areas may include space for service buildings and/or accessory buildings as well as natural open space, children's playgrounds and other recreational facilities.

RECREATIONAL VEHICLE (RV). A vehicular portable structure designed as a temporary dwelling for travel, recreational or vacation uses, and to be used without a permanent foundation.

RECREATIONAL VEHICLE PARK OR CAMPGROUND. A contiguous parcel of land which has been developed for the non-permanent placement of recreational vehicles and/or tents. Recreational Vehicle Parks may not be operated in whole or in part for the lease or rent of such vehicles by the park owner(s) or operator(s), nor can any such vehicle be inhabited for purposes of permanent year-round dwelling units.

SANITARY STATION. Facility used for removing and disposing of wastes from RV holding tanks.

SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

TENT. Collapsible shelter of canvas or other material stretched and sustained by poles fixed in the ground and used for a temporary outdoor camping shelter.

2.00 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

2.01 All applications for a permit to operate a recreational vehicle park or campground shall contain the following:

- a. Name, address and telephone number of applicant.
- b. Percentage of interest of the applicant and/or owners in the proposed campground.
- c. Name and address of all persons holding an interest or having an interest in the proposed campground.
- d. Location, address and legal description of the entire proposed campground.
- e. Existing zoning of subject property and all adjacent properties.
- f. Complete engineering plans and specification of the proposed campground showing:
 1. The area and dimensions of the entire tract of land;
 2. The number, location and size of all lots intended for use by recreational vehicles or tents;
 3. The number, location and size of all unimproved, partially improved and fully improved lots;
 4. The location, right-of-way and surfaced roadway width and surfacing material of roadways and walkways;
 5. The location of proposed interior vehicular and pedestrian circulation patterns;
 6. The location of service buildings, sanitary stations and any other existing or proposed structures;
 7. The location of water and sewer lines;
 8. Plans and specifications of all buildings constructed or to be constructed within the campground;
 9. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;
 10. The location and details of lighting and electrical systems;
 11. The location of fire hydrants, if provided;
 12. Location of all drainage easements to comply with county drainage plans.

13. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park. Engineering plans and calculations for these measurements shall be in compliance with the Kendall County Soil and Erosion Ordinance;
14. Erosion control and landscaping plan;
15. Kendall County ASCS soils report;
16. The calendar months of the year during which the applicant will operate the proposed campground.

Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

2.02 Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the Kendall County Building and Zoning Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with state regulations governing campgrounds.

2.03 After completing the necessary zoning requirements and when upon review of the application, the Building and Zoning Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.

3.00 ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS

3.01 General Requirements; Conditions of soil, ground water level, drainage and topography shall not create hazards to the property or the health, safety or welfare of the occupants. The site shall not be exposed to objectional smoke, noise, odors or other adverse influences and no portion subject to flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

3.02 Soil and Ground Cover Requirements: Exposed ground surfaces in all parts of every campground shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectional dust.

Compliance with the Kendall County Soil Erosion and Sedimentation Ordinance is required.

3.03 Site Drainage Requirements: The ground surface in all parts of every recreational vehicle park or campground shall be graded and equipped to drain all surface water in a safe, efficient manner.

3.04 Lots, Campground Size, Density Controls, Recreational Area Requirements:

- A. The size of each recreational vehicle park or campground shall be regulated according to the following classes:

CLASS A: 500 acres or more
CLASS B: 300 - 500 acres
CLASS C: 100 - 300 acres
CLASS D: 25 - 100 acres
CLASS E: 10 - 25 acres
CLASS F: 5 - 10 acres
CLASS G: 3 - 5 acres

- B. Every RV or tent shall be located on a lot having the minimum area of 1,500 square feet.

- C. Required Separation Between RVs: Recreational vehicles shall be separated from neighboring units and from any buildings or structures by at least 10 feet, which shall be maintained unobstructed. Any accessory buildings shall be separated from RVs, tents and all other buildings or structures by at least 20 feet and shall be located no closer than 10 feet from any lot line.

- D. Density: Density shall vary according to classes:

CLASS A: an overall density of 6 lots per acre
CLASS B: an overall density of 7 lots per acre
CLASS C: an overall density of 8 lots per acre
CLASS D: an overall density of 8 lots per acre
CLASS E: an overall density of 9 lots per acre
CLASS F: an overall density of 9 lots per acre
CLASS G: an overall density of 10 lots per acre

- E. Recreational Areas: A certain percentage of the gross acreage of a recreational vehicle park or campground shall be provided for recreational use, generally provided in centralized locations or in areas with natural recreational amenities and shall include suitable landscaping. Requirements for recreational areas vary according to classes:

CLASS A: 50 per cent of the gross acreage shall be provided
CLASS B: 45 per cent of the gross acreage shall be provided
CLASS C: 40 per cent of the gross acreage shall be provided
CLASS D: 35 per cent of the gross acreage shall be provided
CLASS E: 30 per cent of the gross acreage shall be provided
CLASS F: 25 per cent of the gross acreage shall be provided
CLASS G: 25 per cent of the gross acreage shall be provided

3.05 Group camping: Group camping may be permitted for some classes of recreational vehicle parks or campgrounds. Group camping areas must be identified as such on the plot plan in the application for permit and must meet the following standards:

- A. Group camping areas shall contain at least one acre in area;
B. Group camping areas shall contain at least one toilet facility conveniently located;

C. Group camping areas shall not contain more than 30 RVs and/or tents;

D. Group camping shall not be permitted within 75 feet of any park boundary.

3.06 Daily Use: Daily use is prohibited for Classes E, F and G. Daily use of the recreational vehicle or campground for Class D is subject to the following restrictions:

A. Daily use is limited to guests or visitors of registered campers only. Daily users must register with the park management.

B. There is a limit of four daily users registered as guests of campers for any given day. The total number of daily users cannot exceed the number of lots in the park or campground. Daily use for Class C is subject to the following restrictions:

a. Campers are permitted to have four guests daily, provided the daily users register as such with the park management.

b. Picnicking is permitted as a daily use until sundown. Picnickers must register as daily users with the park management.

c. The total number of daily users at a recreational vehicle park or campground registered on a given day cannot exceed the number of permitted lots for that park or campground.

Daily use for Classes A and B is subject to the following restrictions:

a. All daily users must register as such with the park management.

b. The total number of daily users registered on a given day cannot exceed the number of permitted lots for that park or campground.

3.07 Development: For Classes A, B, and C, the minimum number of spaces completed and ready for occupancy before first occupancy is permitted shall be 20 per cent of the total spaces proposed to be developed.

4.00 HEALTH AND SANITATION REQUIREMENTS

4.01 The water supply shall be designed, constructed and maintained in compliance with Health Department regulations and recommendations.

4.02 A water station for filling RV water storage tanks shall be provided at the rate of one station for every 100 campsites.

4.03 Sewage disposal facilities shall be provided and properly maintained in accordance with Health Department regulations and recommendations.

4.04 A sanitary waste station shall be provided for each 100 campsites or part thereof not equipped with individual sewer connections.

4.05 The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. Durable, watertight, easily cleanable refuse containers, sufficient to contain all the refuse, shall be provided at each service building and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at campsite lots. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof. Containers shall be covered with close-fitting, fly-tight covers.

4.06 Insects and rodents shall be controlled by elimination of breeding and harborage sources, proper sanitary practices, extermination, vermin proofing of buildings and other approved control methods.

5.00 SERVICE BUILDINGS AND ACCESSORY USES

5.01 Service buildings and accessory uses may be permitted for some classes of parks or campgrounds.

5.02 Permitted accessory buildings and uses:

A. Classes A, B, C, D, E, F, G

1. Management offices, repair shops for park equipment and storage areas.
2. Sanitary facilities, including toilets and showers.

B. Classes A, B, C, D, E

1. Laundry facilities
2. Picnic shelters

C. Classes A, B, C, D

1. Management residence; each recreational vehicle park or campground in Class A, B, C, or D may have one dwelling for residential purposes of the owner and/or manager.
2. Indoor recreational facilities, not to exceed 3,000 square feet.

D. Classes A, B, C

1. Indoor recreational facilities not to exceed 6,000 square feet.
2. Swimming facilities, indoor or outdoor.
3. Store, for use by campers and daily users only.

5.03 Special uses may be granted for Classes A and B, as provided by the Kendall County Board. These may include, but are not limited to:

1. Miniature golf or regulation golf courses;
2. Restaurants;
3. Theatres;
4. Hotels or motels;
5. Marinas;
6. Stables or corrals.

5.04 Signs: Commercial uses supplying goods or services for the exclusive use of campers and/or daily users, may have signs for identification purposes only. Signs or advertising must not be visible from outside the park. Signs may be restricted in size by the Building and Zoning Department.

5.05 Structural Requirements: All service buildings, recreational buildings and accessory use buildings shall be constructed to meet local building codes. Recreational vehicles as defined in this Ordinance shall not be used for accessory purposes in connection with the park or campground.

6.00 MISCELLANEOUS REQUIREMENTS

6.01 Fires

- A. Fires will be permitted only in facilities which have been provided for such purposes or where open fires are allowed.
- B. Fireplaces, fire pits, charcoal braziers, woodburning stoves or other cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke nuisance in the campground and the neighboring properties.
- C. No fire shall be abandoned, left unattended or allowed to become a hazard to trees, vegetation, camping equipment or adjacent campsites.
- D. Fires shall be completely extinguished before the campsite is vacated.
- E. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

6.02 Food service facilities or activities must meet the requirements and recommendations of the Health Department.

6.03 Required Recreation Areas

- A. In all campgrounds there shall be one or more recreational areas which shall be easily accessible to all campers and/or picnickers.
- B. Recreational areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

6.04 Required Setbacks, Buffer Strips and Screenings

- A. All recreational vehicles and tents shall not be located along park boundaries so as to cause an adverse impact to adjoining properties. A 50 foot setback or greater shall be imposed with a reasonable increase in plantings and/or berms which shall be required in order to lessen the impact to adjoining properties affected.
- B. All recreational vehicles and tents shall be located at least 10 feet from a minor street and 25 feet from a collector street or entrance street.
- C. All recreational vehicles and tents shall be located at least 30 feet from a body of water.
- D. Adequate screening and/or fencing shall be provided along the boundaries and public roads adjoining the site.

6.05 Park Street System

- A. All recreational vehicle parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each lot. Such access shall be provided by streets, driveways or other means. No on-street parking shall be allowed.

- B. All recreational vehicle parks shall be provided with safe and convenient vehicular access from an improved public street or road. It shall be the responsibility of the applicant to provide the necessary access in all cases where there is no existing improved street or road connecting the recreational vehicle park site with an improved existing public street or road. Any street or road improvement required on or beyond the boundary of the recreational vehicle park shall be improved in accordance with the Kendall County Subdivision Regulations. The Kendall County Highway Department shall approve all access and entrance locations and improvements before the issuance of a permit.
- C. Entrances to recreational vehicle parks and campgrounds shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. All park entrance streets shall be a minimum of 24 feet in width to their first point of intersection with a minor park street.
- D. Collector streets shall have a minimum improved roadway of not less than 20 feet in width.
- E. Minor streets shall have a minimum improved roadway of not less than 18 feet in width.
- F. Off-street parking areas shall be provided for the use of campers and daily users. Parking spaces shall be provided for not less than 2.25 cars per recreational vehicle lot. Required parking spaces may include one car space on a recreational vehicle lot and in addition, shall include a sufficient number of parking spaces off-street to bring the total number of parking spaces up to the required 2.25 car spaces per lot. Each parking space shall be not less than ten feet wide and twenty feet deep and shall be surfaced for its entire area with a dust palliative.

6.06 All parks may be provided with safe, convenient pedestrian access of adequate width for intended use between individual lots, the park streets and all service buildings and accessory facilities provided for campers.

6.07 Security: The park management shall provide one law enforcement officer for each 1,000 population of campers and/or daily users.

6.08 Responsibilities of the Park Management

- A. The person to whom a permit for a recreational vehicle park or campground is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The park management shall give to each park registrant a copy of Sections 6.08 and 6.09 of this Ordinance for their inspection and may offer other applicable provisions of this Ordinance.
- C. The park management shall maintain a register containing the names, addresses, make of car and license plate number of all campers and daily users. Such register shall be available to any authorized person inspecting the park.

- D. The park management shall notify the Health Department immediately of any suspected communicable or contagious disease within the park.
- E. The park management shall be responsible for controlling noise within the park to levels which do not exceed the State EPA rules and regulations. Quiet time shall be observed from 11 p.m. to 7 a.m.
- F. The park management shall adopt and enforce regulations prohibiting campers' and daily users' pets from running at large committing a nuisance or otherwise disturbing other campers or residents in Kendall County.
- G. The park management shall not offer for lease or rent any recreational vehicle or tent.
- H. The park management shall provide one public telephone for each 400 lots or portion thereof. Individual camper telephone or mail service shall be prohibited.
- I. No RV or tent shall be used for business purposes. No RV or tent shall be used as a permanent place of abode or dwelling. Continuous occupancy is permitted for 30 days in Classes A, B, C, D and E and for 3 days in Classes F and G. Interrupted occupancy extending beyond 4 months in any 12-month period shall be presumed to be permanent occupancy and shall be in violation and subject to fine.

6.09 Responsibilities of the Campers and/or Picnickers

- A. The camper or picnicker shall comply with all applicable requirements of this Ordinance and shall maintain his lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The camper shall be responsible for proper placement of his recreational vehicle on its stand or his tent in its proper location and proper installation of any utility connections in accordance with the instructions of the park management.
- C. Pets, if permitted in the park, shall be prohibited from running at large or committing any nuisance.
- D. The camper or picnicker shall store and dispose of all his refuse and garbage in a clean, sanitary and safe manner in containers.

7.00 PENALTIES

Any person who violates any provision of this Ordinance shall upon conviction be punished by a fine of not less than \$200 nor more than \$500; each day's failure of compliance with any such provision shall constitute a separate violation.

8.00 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

8.01 The Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.

8.02 The Zoning Department and the Health Department shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

8.03 The Zoning Department and the Health Department shall have the power to inspect the register containing a record of all campers and picnickers of the park.

8.04 It shall be the duty of the park management to give the Zoning Department and the Health Department free access to all lots and other areas at reasonable times for the purpose of inspection.

8.05 It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.