



June 18, 2025

Lori Roling, Zoning Administrator
Jackson County Zoning Department
201 West Platt Street
Maquoketa, IA 52060

RE: Zoning Ordinance Update – Revised Campground Definitions and Regulations (06-18-25)

Dear Lori,

Attached is the revised draft of Campground Definitions and Regulations (06-18-25) that reflects revisions made after review and discussion at the Zoning Commission's June 16, 2025 meeting.

This information is intended to respond to the Board of Adjustment's request to staff for more specific guidance for campgrounds such that the Board can consider possible conditions to address concerns of neighbors and Board members for a current case. It is staff's intent to share the approved updated language with the Board of Adjustment at their June 23, 2025 meeting.

Discussion

The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Also attached are the relevant sections of Iowa Code and/or Iowa Administrative Code referenced in the proposal as well as a comparison of commercial, private, and public campgrounds. attached as well. Major updates proposed are as follows:

- **UPDATE:** Revise the definitions of Campground and Travel Trailer to be more consistent with and to reference Iowa Code and Iowa Administrative Code.
- **NEW:** Expand the number of definitions related to "campground," distinguish between commercially or privately operated from personal, private and public campgrounds, and incorporate the general land use categories related to recreation.
- **NEW:** Provide more definitive conditions for campgrounds and similar conditional uses in the A-1 Agricultural and C-1 Highway Commercial Districts in Section 2.9 Supplemental Regulations.

Recommendation

The Board of Adjustment asked to review and comment on the revised Campground Definitions and Regulations (06-18-25), and to provide recommendations to the staff and the Zoning Commission for moving forward with the proposal. Please let me know if you have any questions or need more information. Thanks.

Sincerely,

Laura Carstens, Senior Planner

Attachments

DEFINITIONS:

Campground. An area providing ~~spaces~~ campsites for two (2) or more recreational vehicles, travel trailers, ~~camping trailer~~ truck trailers, or tent ~~sites~~ camping for temporary occupancy with necessary incidental services, sanitation and recreation facilities ~~to serve the traveling public, as defined by Iowa Code Section 557B.1 and Iowa Administrative Code 701—216.4(423).~~ See Commercial Campground and Public Campground.

Campground, Commercial. A commercial campground is a business that provides designated areas for people to camp, typically involving a charge for use, and often offering amenities like tent camping, recreational vehicle hookups, cabins, and other recreational facilities. These campgrounds are privately owned or operated, typically by an individual, family, company or entity, but not a governmental agency. They seek to generate income from the land and its use, usually as a for-profit venture. They often offer themed experiences or tailored settings in rural, suburban, or urban areas near tourist attractions. They may offer a wide range of amenities from primitive to semi-developed to fully developed. They may be open to the general public or to select groups of people and/or organizations. See Public Campground.



Commercial Campground, Bellevue, Iowa (Source: Google Maps accessed 6/6/25)

Campground, Membership. As defined and regulated by Iowa Code Chapter 557B Membership Campgrounds Law.

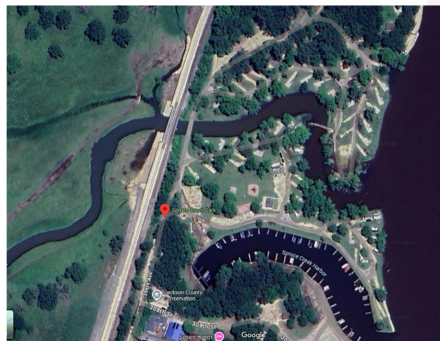
Campground, Personal. See Private Campground.

Campground, Private. A non-commercial campsite on private property used solely for the use and enjoyment of the property owner or the tenant.

Campground, Public. A public campground is a designated area within a public park, forest, or other public land where the general public can camp for recreational or other purposes, often for a fee. These campgrounds are owned, operated, and/or managed by federal, state, county, or city governmental agencies. See Commercial Campground

Campground Development Types.

A primitive campground is accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers.



Public Campground. Spruce Creek County Park, Jackson County, Iowa. (Source: Google Maps accessed 6/6/2025)

Commented [LC1]: Iowa Code 557B.1 Definitions 5. "Campground" means real property made available to persons for camping, whether by tent, trailer, camper, cabin, recreational vehicle, or similar device and includes the outdoor recreational facilities located on the real property. "Campground" does not include a manufactured home community or mobile home park as defined in section 435.1.

Iowa Administrative Code 701—216.4(423). 216.4(2) Campgrounds. "Campground" is any location at which sites are provided for persons to place their own temporary shelter, such as a tent, travel trailer, or motorhome. "Campground" does not include any hunting, fishing, or other type of camp where accommodations are provided.

Commented [LC2]: The definition of Campground refers to 2 or more campsites. Recommendation is to define personal campground and private campground as a non-commercial campsite that is for private use by the owner or tenant.

A semi-developed campground is accessible by walk-in, pack-in, equestrian campers, or motorized vehicles where roads and rudimentary facilities (portable or pit toilets, fire pits) may be provided for the comfort or convenience of the campers.

A developed campground is accessible by vehicular traffic where campsites are substantially developed and facilities such as tables, flush toilets, showers, drinking water, refuse containers, and/or grills are provided at campsites or in service buildings. Some or all campsites may have individual water, sewer, and/or electrical connections.

Camping Unit. Any trailer, camper, recreational vehicle, tent, yurt, or similar structure established or maintained or operated in a campground as temporary living quarters for recreation, education, or vacation purposes.

Campsite. Any plot of land within a campground intended for exclusive occupancy by a camping unit.

Camp, Tourist. A place where tents, tent houses, camp cottages, cabins or other structures are located and offered to the public or any segment thereof for transient lodging. These may include hunting and fishing camps. See Campground.

Camp, Youth or Summer. An establishment for the provision of indoor or outdoor activities with buildings, structures, and sanitary facilities and services, which may include overnight accommodations, designed for recreation and education of youth or other people, often on a seasonal basis. If secondary to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

Recreational Lodge. A day-use or short-term enclosed lodging facility whose primary appeal is its rural and/or natural setting, with direct access to public or private recreational land, ~~with a maximum of ten (10) units.~~

Commented [LC3]: Numerical, dimensional, or quantitative regulations should be avoided in definitions.

Recreational Vehicle. A park model recreational vehicle or a towable recreational vehicle as defined and regulated by **Iowa Code Section 322C.2**. See Travel Trailer and Truck Camper.

Recreational Vehicle Park. A campground upon which two or more recreational vehicle (RV) sites are located, established, or maintained for RVs as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. See Campground.

Recreation, Active. These activities typically require physical alteration of the existing site and some constructed facilities. Active recreation often involves organized activities usually performed with others, requiring equipment, and taking place at prescribed places, sites, or fields. This type of recreation usually has high vehicle trip generation, intensive use, and/or the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Examples include but are not limited to swimming pools, court games, field sports, ball courts, golf courses, and playgrounds. See Passive Recreation.

Recreation, Commercial. Any commercial enterprise which receives a fee in return for the provision of some recreational activity. See Indoor Commercial Recreation, Outdoor Commercial Recreation, and Public Recreation.

Recreation, Indoor Commercial. Uses that provide recreational opportunities indoors for the public (open to the community) or residents of a subdivision or development which commercial in nature, including but not limited to: recreational lodges, community recreation centers; health and exercise clubs; bowling alleys; indoor theaters; dance halls; arcades; skating rinks; swimming pools; country club; private club or lodge; other indoor athletic facilities; and other functionally similar uses.

Recreation, Outdoor Commercial. Uses that provide commercial amusement outdoors and that have higher traffic demands, space requirements, and external effects, including but not limited to: miniature golf; batting cages; go-carts; bumper cars or boats; skateboard parks; BMX or mountain bike courses; ski slopes; ice skating rinks; golf driving ranges; rodeo facilities; gun clubs; drive-in and outdoor theaters; marinas; docking facilities; tennis courts; ball fields; other outdoor athletic facilities; and other functionally similar uses; but not including campgrounds, resorts, youth or summer camps, tourist camps, or golf courses.

Recreation, Passive. These activities can be carried out with little alteration or disruption of the existing topography and natural resources, have low vehicle trip generation, and usually are nonmotorized activities with a low potential for nuisance to adjacent properties. Examples include but are not limited to walking, hiking, picnicking, bicycling, birdwatching, and horseback riding. See Active Recreation.

Recreation, Public. An indoor or outdoor public recreation area, building, site, or facility that is dedicated to recreation purposes and owned, operated, and/or managed by federal, state, county, or city governmental agencies to serve the recreation needs of community residents as well as visitors, including but not limited to parks; lakes; ponds; rivers, creeks; playgrounds; picnic areas; hunting areas; wildlife preserves; trails for hiking, biking, horseback riding, paddling, or recreation vehicles; interpretive centers; historic and cultural sites; campgrounds; marinas; docking facilities; and other functionally similar uses.

~~62--Travel Trailer or Camping Trailer.~~ As defined and regulated by Iowa Code Section 322C.2. See Recreational Vehicle. ~~A vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed to permit the vehicle to be used as a place of human habitation by one (1) or more persons. Said vehicle may be up to eight (8) feet in width and any length provided its gross weight does not exceed 4,500 pounds, which shall be the manufacturer's shipping or the actual weight of the vehicle fully equipped, or any weight provided its overall length does not exceed twenty eight (28) feet. Such vehicle shall be customarily or ordinarily used for vacation or recreation purposes and not used as a place of human habitation for more than ninety (90) days in any twelve (12) month period or it shall be classed as a mobile home, regardless of the size and weight limitation provided herein. This definition shall also include house cars and camp cars having motive power and designed for temporary occupancy as defined herein.~~

Truck Camper. As defined and regulated by Iowa Code Section 322C.2. See Recreational Vehicle.

Commented [LC4]: Removed with reference to Iowa Code.

CURRENT ZONING ORDINANCE

A-1 AGRICULTURAL DISTRICT PERMITTED PRINCIPAL USES AND STRUCTURES

PERMITTED PRINCIPAL USES AND STRUCTURES

10. Public parks, playgrounds, campgrounds

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

8. Privately operated recreational lodges, campgrounds, youth or summer camps, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities provided, however, that the applicant shall submit a plan for the proposed development and show what measures will be taken to minimize adverse effects the proposed development might have on the environs.

C-1 HIGHWAY COMMERCIAL DISTRICT

PERMITTED PRINCIPAL USES AND STRUCTURES

11. ~~Indoor Commercial Recreation~~ Recreational & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

3. ~~Commercially operated~~ campgrounds or tourist camps on sites of not less than 5 acres provided that no campsite shall be located within 50 feet of a Residential District and that water and sewage disposal facilities shall be approved by County and State Health Departments.

PROPOSED ZONING ORDINANCE UPDATE

CHAPTER 2. ZONING DISTRICT REGULATIONS.

2.2 A-1 AGRICULTURAL DISTRICT PERMITTED PRINCIPAL USES AND STRUCTURES

B. ~~Permitted~~ Allowed Principal Uses and Structures

10. —Public Recreation parks, playgrounds, campgrounds

D. ~~Special Exception~~ Conditional Uses and Structures

Subject to ~~Section 2.15(2)~~ 4.5 and the other requirements contained herein, the Board of Adjustment may permit the following:

A-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Privately operated Commercial recreational lodges, campgrounds and recreational vehicle parks, on sites of less than five (5) acres	1 space per campsite.	Ch. 6 Definitions, Section 2.9, Section 4.5

Commented [LC5]: There is obvious intent by the County that in the A-1 District, **Public campgrounds** are allowed by right as a principal permitted use, while **Privately operated campgrounds**, etc. are allowed only as special exception uses and structures with approval of the Board of Adjustment

Commented [LC6]: This current language is very general. The Board of Adjustment asked staff for more specific guidance for campgrounds such that the Board can consider possible conditions to address concerns of neighbors and Board members.

Commented [LC7]: These various uses are included in the definition of the new general land use category of **Indoor Commercial Recreation**.

Commented [LC8]: Not clear why "Privately operated" is used in A-1 District and "Commercially operated" is used in C-1 District. Meaning is virtually identical. Recommend using "Commercial campground."

Commented [LC9]: Combined public parks, playgrounds, wildlife preserves, hunting areas, lakes, ponds under new general use category Public Recreation

Commented [LC10]: Renaming Special Uses and Structures to Conditional Uses and Structures that require approval of a Conditional Use Permit by the Board of Adjustment.

Commented [LC11]: Recreational lodges are included the definition of a new general land use category of **Indoor Commercial Recreation**.

A-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
youth or summer camps, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities provided, however, that the applicant shall submit a plan for the proposed development and show what measures will be taken to minimize adverse effects the proposed development might have on the environs;		
Youth or Summer Camps	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9, Section 4.5
Tourist Camps on sites of less than five (5) acres	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9, Section 4.5
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units	1 space per 250 square feet of floor area.	Ch. 6 Definitions, Section 2.9, Section 4.5
Outdoor Commercial Recreation on sites of less than five (5) acres	1 space per 4 occupants plus 1 space per employee on maximum shift.	Ch. 6 Definitions, Section 2.9, Section 4.5

Commented [LC12]: These various uses are included in the definition of the new general land use category of Outdoor Commercial Recreation.

Commented [LC13]: Moved to section 2.9

2.4 C-1 HIGHWAY COMMERCIAL DISTRICT

B. ~~Permitted-Allowed~~ Principal Uses and Structures

11. ~~Recreational & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls~~ Indoor Commercial Recreation

D. ~~Special Exception~~ Conditional Uses and Structures

Subject to Section 2.15(2)4.5 and the other requirements contained herein, the Board of Adjustment may permit the following:

C-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Commercially operated campgrounds and recreational vehicle parks or tourist camps on sites of not less than five (5) acres provided that no campsite shall be located within 50 feet of a Residential District and that water and sewage disposal facilities shall	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9, Section 4.5

C-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
be approved by County and State Health Departments.		

Commented [LC14]: Moved to section 2.9

2.9 Supplemental Regulations

AA. Conditional Uses and Structures

BB. A-1 Agricultural District

#. ~~Privately operated recreational lodges, commercial campgrounds, youth or summer camps, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities and recreational vehicle (RV) parks on less than five (5) acres of developed area~~ provided, however, that the applicant shall submit a site plan for the proposed development ~~that and~~ shows:

- a. What measures will be taken to minimize adverse effects the proposed development might have on the environs.
- b. Provision of necessary incidental services, sanitation and recreation facilities as follows:
 - 1) The maximum number of campsites shall be four (4) per acre.
 - 2) Vehicular access for the campground shall be approved by the County Engineer and shall not travel across or through a platted subdivision or land-lease community.
 - 3) Based on the campground development type as defined in this Ordinance, any required water and sewage disposal facilities shall be approved by the County Health Department.
 - 4) No campsite shall be located within fifty (50) feet of a Residential District.
 - 5) Off-street parking of one (1) space per campsite shall be provided.
 - 6) Compliance with the development and sign regulations for its zoning district.
 - 7) Recreation facilities shall be limited to passive recreation activities only.



Commercial Campground: 16 sites on less than five (5) acres (Source: Beacon - Jackson County, IA GIS accessed 6/6/25)

CC. C-1 Highway Commercial District

~~3.#~~ Commercially ~~operated~~ campgrounds, recreational vehicle (RV) parks, or tourist camps on sites of not less than five (5) acres provided, however, that the applicant shall submit a site plan for the proposed development that shows provision of necessary incidental services, sanitation and recreation facilities as follows:

- a. The maximum number of campsites and/or cabins shall be fifteen (15) per acre.
- b. Vehicular access for the campground shall be approved by the County Engineer and shall not travel across or through a platted subdivision or leased-land community.
- c. Based on the campground development type as defined in this Ordinance, any required water and sewage disposal facilities shall be approved by the County and State Health Departments.
- d. No campsite shall be located within fifty (50) feet of a Residential District.
- e. Off-street parking of one (1) space per campsite or RV site and two spaces per cabin shall be provided.
- f. Compliance with the development and sign regulations for its zoning district.
- g. Recreation facilities may include both active and passive recreation activities.



Example of Site Plan for Commercial Campground. Source: <https://www.offshoresort.net/stay/camping> accessed 6/9/2025

DEFINITIONS:

Campground. An area providing campsites for two (2) or more recreational vehicles, travel trailers, truck trailers, or tent camping for temporary occupancy with necessary incidental services, sanitation and recreation facilities, as defined by **Iowa Code Section 557B.1** and **Iowa Administrative Code 701—216.4(423)**. See Commercial Campground and Public Campground.

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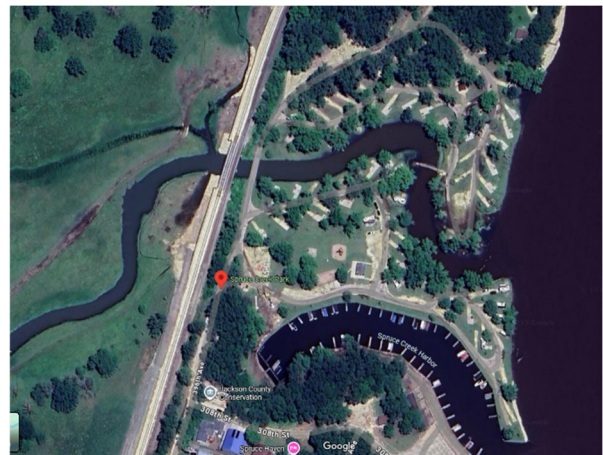
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Campground Development Types.

A *primitive campground* is accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers.



Public Campground, Spruce Creek County Park, Jackson County, Iowa. (Source: Google Maps accessed 6/6/2025)

A *semi-developed campground* is accessible by walk-in, pack-in, equestrian campers, or motorized vehicles where roads and rudimentary facilities (portable or pit toilets, fire pits) may be provided for the comfort or convenience of the campers.

A *developed campground* is accessible by vehicular traffic where campsites are substantially developed and facilities such as tables, flush toilets, showers, drinking water, refuse containers, and/or grills are provided at campsites or in service buildings. Some or all campsites may have individual water, sewer, and/or electrical connections.

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Recreational Lodge. A day-use or short-term enclosed lodging facility whose primary appeal is its rural and/or natural setting, with direct access to public or private recreational land.

Recreational Vehicle. A park model recreational vehicle or a towable recreational vehicle as defined and regulated by **Iowa Code Section 322C.2**. See Travel Trailer and Truck Camper.

Recreational Vehicle Park. A campground upon which two or more recreational vehicle (RV) sites are located, established, or maintained for RVs as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. See Campground.

Recreation, Active. These activities typically require physical alteration of the existing site and some constructed facilities. Active recreation often involves organized activities usually performed with others, requiring equipment, and taking place at prescribed places, sites, or fields. This type of recreation usually has high vehicle trip generation, intensive use, and/or the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Examples include but are not limited to swimming pools, court games, field sports, ball courts, golf courses, and playgrounds. See Passive Recreation.

Recreation, Commercial. Any commercial enterprise which receives a fee in return for the provision of some recreational activity. See Indoor Commercial Recreation, Outdoor Commercial Recreation, and Public Recreation.

Recreation, Indoor Commercial. Uses that provide recreational opportunities indoors for the public

(open to the community) or residents of a subdivision or development which commercial in nature, including but not limited to: recreational lodges, community recreation centers; health and exercise clubs; bowling alleys; indoor theaters; dance halls; arcades; skating rinks; swimming pools; country club; private club or lodge; other indoor athletic facilities; and other functionally similar uses.

Recreation, Outdoor Commercial. Uses that provide commercial amusement outdoors and that have higher traffic demands, space requirements, and external effects, including but not limited to: miniature golf; batting cages; go-carts; bumper cars or boats; skateboard parks; BMX or mountain bike courses; ski slopes; ice skating rinks; golf driving ranges; rodeo facilities; gun clubs; drive-in and outdoor theaters; marinas; docking facilities; tennis courts; ball fields; other outdoor athletic facilities; and other functionally similar uses; but not including campgrounds, resorts, youth or summer camps, tourist camps, or golf courses.

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Recreation, Public. An indoor or outdoor public recreation area, building, site, or facility that is dedicated to recreation purposes and owned, operated, and/or managed by federal, state, county, or city governmental agencies to serve the recreation needs of community residents as well as visitors, including but not limited to parks; lakes; ponds; rivers, creeks; playgrounds; picnic areas; hunting areas; wildlife preserves; trails for hiking, biking, horseback riding, paddling, or recreation vehicles; interpretive centers; historic and cultural sites; campgrounds; marinas; docking facilities; and other functionally similar uses.

Travel Trailer As defined and regulated by **Iowa Code Section 322C.2**. See Recreational Vehicle.

Truck Camper. As defined and regulated by **Iowa Code Section 322C.2**. See Recreational Vehicle.

CURRENT ZONING ORDINANCE

A-1 AGRICULTURAL DISTRICT PERMITTED PRINCIPAL USES AND STRUCTURES

PERMITTED PRINCIPAL USES AND STRUCTURES

10. Public parks, playgrounds, campgrounds

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

8. Privately operated recreational lodges, campgrounds, youth or summer camps, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities provided, however, that the applicant shall submit a plan for the proposed development and show what measures will be taken to minimize adverse effects the proposed development might have on the environs.

C-1 HIGHWAY COMMERCIAL DISTRICT**PERMITTED PRINCIPAL USES AND STRUCTURES**

11. Indoor Commercial Recreation

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

3. Commercially operated campgrounds or tourist camps on sites of not less than 5 acres provided that no campsite shall be located within 50 feet of a Residential District and that water and sewage disposal facilities shall be approved by County and State Health Departments.

PROPOSED ZONING ORDINANCE UPDATE**CHAPTER 2. ZONING DISTRICT REGULATIONS.****2.2 A-1 AGRICULTURAL DISTRICT PERMITTED PRINCIPAL USES AND STRUCTURES****B. Allowed Principal Uses and Structures**

Public Recreation

D. Conditional Uses and Structures

Subject to **Section 4.5** and the other requirements contained herein, the Board of Adjustment may permit the following:

A-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Commercial campgrounds and recreational vehicle parks on sites of less than five (5) acres	1 space per campsite.	Ch. 6 Definitions, Section 2.9 , Section 4.5
Youth or Summer Camps	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9 , Section 4.5
Tourist Camps on sites of less than five (5) acres	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9 , Section 4.5
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units	1 space per 250 square feet of floor area.	Ch. 6 Definitions, Section 2.9 , Section 4.5
Outdoor Commercial Recreation on sites of less than five (5) acres	1 space per 4 occupants plus 1 space per employee on maximum shift.	Ch. 6 Definitions, Section 2.9 , Section 4.5

2.4 C-1 HIGHWAY COMMERCIAL DISTRICT**B. Allowed Principal Uses and Structures**

Indoor Commercial Recreation

D. Conditional Uses and Structures

Subject to Section 4.5 and the other requirements contained herein, the Board of Adjustment may permit the following:

C-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Commercial campgrounds and recreational vehicle parks or tourist camps on sites of not less than five (5) acres	1 space per campsite and 2 spaces per cabin.	Ch. 6 Definitions, Section 2.9, Section 4.5

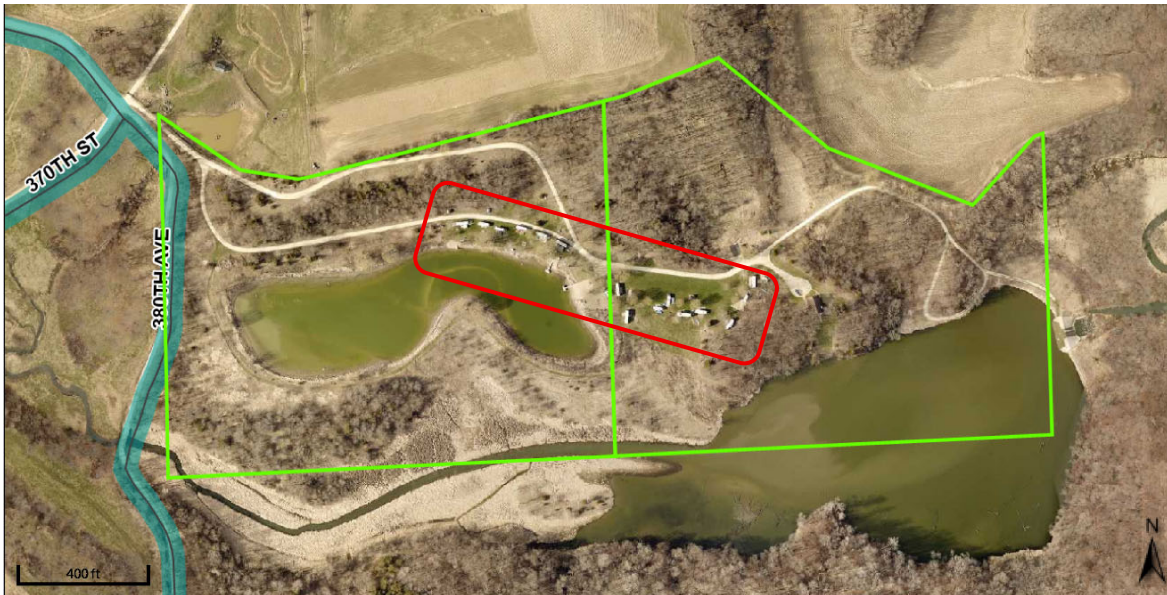
2.9 Supplemental Regulations

AA. Conditional Uses and Structures

BB. A-1 Agricultural District

- #. Commercial campgrounds and recreational vehicle (RV) parks on less than five (5) acres of developed area provided, however, that the applicant shall submit a site plan for the proposed development that shows:
- What measures will be taken to minimize adverse effects the proposed development might have on the environs.
 - Provision of necessary incidental services, sanitation and recreation facilities as follows:
 - The maximum number of campsites shall be four (4) per acre.
 - Vehicular access for the campground shall be approved by the County Engineer and shall not travel across or through a platted subdivision or land-lease community.
 - Based on the campground development type as defined in this Ordinance, any required water and sewage disposal facilities shall be approved by the County Health Department.
 - No campsite shall be located within fifty (50) feet of a Residential District.
 - Off-street parking of one (1) space per campsite shall be provided.
 - Compliance with the development and sign regulations for its zoning district.

- 7) Recreation facilities shall be limited to passive recreation activities only.



Commercial Campground: 16 sites on less than five (5) acres (Source: Beacon - Jackson County, IA GIS accessed 6/6/25)

CC. C-1 Highway Commercial District

- #. Commercial campgrounds, recreational vehicle (RV) parks, or tourist camps on sites of not less than five (5) acres provided, however, that the applicant shall submit a site plan for the proposed development that shows provision of necessary incidental services, sanitation and recreation facilities as follows:
- The maximum number of campsites and/or cabins shall be fifteen (15) per acre.
 - Vehicular access for the campground shall be approved by the County Engineer and shall not travel across or through a platted subdivision or leased-land community.
 - Based on the campground development type as defined in this Ordinance, any required water and sewage disposal facilities shall be approved by the County Health Department.
 - No campsite shall be located within fifty (50) feet of a Residential District.
 - Off-street parking of one (1) space per campsite or RV site and two spaces per cabin shall be provided.
 - Compliance with the development and sign regulations for its zoning district.
 - Recreation facilities may include both active and passive recreation activities.



Example of Site Plan for Commercial Campground. Source: <https://www.offshoreresort.net/stay/camping> accessed 6/9/2025