

Glamping Ordinance #2020-2



**Tropic Town, Garfield County, Utah
Glamping Ordinance
No. #2020-2**

**A Ordinance to Regulate the Location, Installation and Use of
Glamping Units and Glampgrounds in the Town of Tropic, Utah**

Whereas, The Town Council of Tropic Town in Garfield County, Utah deem it necessary to enact certain standards, rules and regulations regarding glamping units and glamp-grounds located or to be located in the Town of Tropic in the interest of the safety and welfare of the citizens of Tropic Town.

Be it ordained by the Town Council of Tropic Town, Utah as follows:

General Provisions

Purpose

1. To permit development of glamping units and glamp-grounds in appropriate zoning districts and to require that glamping accommodations will be of such character as to promote the objectives and purpose of this Ordinance;
2. To protect the integrity and character of the community and the zoning districts contiguous to or near glampgrounds; and
3. To protect other uses and values contiguous to or near glampgrounds.

Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in this ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by Tropic Town.

1. **Glamping**: A shorthand term for glamorous camping. In general, glamping is used to describe canvas or similar-material structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat and indoor plumbing usually not used when camping traditionally.
2. **Glamping Lot**: A unit of land not less than 2,000 square feet and consists of not more than one-(1) glamping unit.
3. **Glamping Unit**: A canvas-like structure designed to be used or occupied for transient and recreational purposes. Canvas-like structures include, but are not limited to: tents, yurts, teepees, covered wagon, etc.
4. **Glampgrounds**: An area consisting of more than one-(1) glamping unit.
5. **Transient**: Occupancy of a dwelling unit or sleeping unit for not more than five-(5) days.

Location and Use

No glamping unit or glampground as herein defined shall be located, placed, used or occupied for residential purposes.

1. Permitted Use Zones
 - a. Residential Recreation Commercial
2. Conditional Use Zones
 - a. General Commercial
3. Glamping units and glampgrounds shall be generally located
 - a. Adjacent to or in close proximity to a maintained road or highway;
 - b. Near adequate recreation facilities;
 - c. In areas accessible by emergency services.

Area Regulations and Modifying Regulations

In addition to the requirements in this ordinance, all glamping units and sanitary facilities must be complaint with Town, County and State Health and Safety requirements, which are covered as part of the building permitting process. In addition, all glamping units and sanitary facilities shall meet the Tropic Town Climatic and Geographic Design Criteria.

1. Glamping Units shall comply with the following requirements:
 - a. Access Road and Property Line Setbacks in Feet: Front * 25' Side * 15 Rear * 25
 - b. Minimum Lot Size: Refer to Zoning Ordinance * Residential Recreation Commercial (RRC)
 - c. Maximum Glamping Unit Area/Lot Area Ratio ~ 2/3
 - d. Glamping Unit Size Requirements:
 - i. Minimum: 70 sq. ft. habitable space as per International Building Code (IBC)
 - ii. Maximum: 1,000 sq. ft. habitable space per IBC
 - iii. Spacing of structures shall conform to the International Building Code (IBC) spacing requirement, except that canvas wall structures shall be located not less than 15 feet to the individual glamping unit boundary.
 - e. Platforms shall be engineered and shall comply with local building codes.
 - f. Potable Water systems are required and shall comply with State and County requirements.
 - g. Waste Water/Human Waste systems shall comply with State and County, Southwest Health Department of Environmental Quality (DEQ).
 - h. Glamp-grounds shall have not less than one-(1) eight (8) cubic yard covered dumpster for every ten-(10) glamping units or portion thereof. All solid waste will be disposed at an authorized disposal facility.

- i. Each glamping unit shall have not less than two-(2) ten-(10) feet by twenty-(20) feet parking spaces. All parking shall be off-street.

2. Sanitary Facilities

- a. Private Interior Access Road and Property Line Setbacks:

Front: 10' Feet * Side: 15' Feet * Rear: 15' Feet

- b. Public Access Road and Property Line Setbacks:

Front: 25' Feet * Side: 15' Feet * Rear: 25' Feet

- c. Shall be not more than two-hundred-(200) feet from any one glamping unit.
- d. Shall have at least two-(2) parking spaces per sanitary facility.
- e. Pit toilets are not permitted. All sanitary facilities will meet local Health Department requirements.

3. Emergency Services

- a. Interior access roads shall have a roadway of not less than twenty-four-(24) feet and shall be looped or contain a turn-a-round of not less than fifty-(50) foot radius. Surfacing shall be all-weather. Road design features shall comply with American Association of State Highway and Transportation Officials for Resource Roads.
- b. All glampgrounds shall be accessed by a State Highway, Public Road or a Class B or Class C local road.
- c. Water storage and fire hydrants shall comply with State and Local requirements.

4. Fire Protection

- a. Interior fire protection for glamping units shall comply with all applicable Building Codes.
- b. Carbon monoxide, smoke alarms, gas detectors, fire exits and other fire protection devices shall comply with applicable Building Codes.
- c. Each unit shall contain at least one-(1) appropriate fire extinguisher.

Glamping Approval

A glamping unit or glamping-ground may not be constructed unless recommended by the Planning Commission and approved by the Tropic Town Planning Commission, after review of plans for said glampground. Plans shall satisfy the Commissions that the proposed development will:

1. Be compatible with the general character of the district where it is proposed to be located.
2. Have at least three-(3) space completed and approved for occupancy before the first occupancy is permitted in phase development.
3. Meet all requirements of the State of Utah Code of Camp, Hotel, Motel and Resort Sanitation Regulations which are intended to apply to tent camps as defined in such Code. Glamping units and glampgrounds shall also comply with all State and Local Building code requirements.
4. Contain no more than five-(5) units per acre. The remaining land not contained in individual glamping units, roads, or parking, shall be set aside for undeveloped open space, parks, playgrounds or service areas for the common use and enjoyment of occupants of the development.
5. Have adequate sewer and water service with hookups provided to each glampground.
6. Have adequate fire protection as approved by the Tropic Town Planning Commission, Tropic Town Council and Tropic Town Emergency and Fire.

Glamping Application

1. An overall plan for development of a glamp-ground or glamping unit shall be submitted to the Tropic Town Planning Commission for review. The plan shall be drawn to scale no smaller than one-(1) inch to forty-(40) feet. At least one-(1) electronic copy and 1 hard copy of the plan shall be submitted. The Plan shall show:
 - a. The topography of the site when required, represented by contours shown at not greater than two-(2) foot intervals.
 - b. The proposed street, sanitary facility and individual glamping unit layout.
 - c. Proposed reservations for parks, playgrounds and open spaces, and tabulation showing the percent of area to be devoted to parks, playgrounds and open space, the number of glamping units, and total area to be developed.
 - d. Proposed location, number and design of parking spaces.
 - e. Detailed landscaping and utility plan, including location sewer, water, electricity, gas lines and fire hydrants.
 - f. Any other data the Planning Commission may require.
2. Applications for approval shall be in writing, submitted to the Tropic Town Planning Commission at least thirty-(30) days prior to hearing at a regularly scheduled Planning Commission meeting.

Upon approval by Planning Commission, application will be heard by the Tropic Town Council and approved, denied or returned to the Planning Commission for modifications within forty-five-(45) days of hearing. Approvals by the Planning Commission will be scheduled for Public Hearing with the Tropic Town Council after not less than fourteen-(14) calendar days public notice. An application denied by the Planning Commission may be appealed to the Tropic Town Appeal Authority which appeal must be in writing within thirty-(30) days after denial is made by the Planning Commission.

Fees

An application fee of **\$100.00** is required with submittal to the Tropic Town Office. No processing will be initiated until fees are paid.

ADOPTION

Passed and adopted by the Town Council of Tropic Town, Garfield County, Utah, this 23rd day of January, 2020

Signatures and Vote:	Yes	No
<u>/s/ WaLon K Brinkerhoff</u> WaLon K Brinkerhoff, Mayor	<u>X</u>	_____
Tropic Town Council:		
<u>/s/ Lisa Johnson</u> Lisa Johnson	<u>X</u>	_____
<u>/s/ Gene Anderson</u> Gene Anderson	<u>X</u>	_____
<u>/s/ Marie Pollock</u> Marie Pollock	<u>X</u>	_____
<u>/s/ Michael Ahlstrom</u> Michael Ahlstrom	<u>X</u>	_____

ATTEST:

TOWN SEAL

/s/ Marie H Niemann
Marie H Niemann
Tropic Town Clerk

