GENERAL REQUIREMENTS

On September 27, 1995, St. Charles County Government passed Ordinance No. 95-146 requiring a permit for all current and new campgrounds or travel trailer parks.

To obtain this permit, the following requirements must be met:

1. Permit application, which includes a site plan or map depicting:
   A. The number and location of camp sites or RV lots.
   B. The number and location of toilets, bath or showers facilities, lavatories, drinking fountains, or drinking water faucets.
   C. The number and location of parking places.
   D. The number and location of trash containers.
   E. Road access or roadway, road widths, and type of surface.

2. Specify the maximum number of campers and guests that the camp could accommodate.

3. Schedule an inspection with the Building and Code Enforcement Division of St. Charles County to verify the minimum health and safety requirements are met. Inspections can be scheduled by emailing bldgpermit@sccmo.org or calling 636-949-7345.

DEFINITIONS

For the purposes of these regulations, the following definitions shall apply:

CAMPGROUND: Land used or intended to be used, let, or rented for temporary occupancy for recreational purposes by one (1) or more persons for camping.

CAMPSITE: Overnight camping out of doors or in tents and/or portable structures that do not have self-contained sanitary facilities.

TRAVEL TRAILER: A licensed travel trailer or recreational vehicle that has self-contained sanitary facilities.

SANITARY FACILITIES: Toilet, lavatory, and shower or bathtub with running water.

MINIMUM HEALTH AND SAFETY REQUIREMENTS

The minimum health and safety requirements for a campground/travel trailer park permit are:

1. **Size.** Each campsite or travel trailer lot shall not be less than 40 feet in width and shall have a minimum area of 3,000 square feet.

   *EXCEPTION: Campsites and travel trailer lots existing prior to November 17, 1966 shall have a minimum area of 2,400 square feet.*

2. **Distances.** No travel trailer shall be located or placed closer than 30 feet from the front entrance side of said campgrounds or travel trailer park, fronting on any arterial street, drive or highway.
3. **Water distribution.** All campgrounds and travel trailer parks shall have access to approved onsite potable water system:

   A. If the water supply is from a State-approved public system, a letter or contract from a responsible official, stating that service would be available when needed, shall be filed.

   B. If the water supply would be from a community system, the source of water and the supply system must be approved by the Missouri Division of Health. Evidence of such approval shall be filed.

   C. No permit for construction of a water distribution system shall be issued until a copy of the engineering report, giving the basic data in which the design of the system is to be developed, is submitted.

   D. Newly constructed tourist camps shall provide drinking fountains or water faucets within 400 feet of each travel trailer lot, campground site, and in playground areas.

4. **Sanitary waste.** Each travel trailer lot shall have connections to a sanitary sewage system or access to an onsite approved dump station facility.

5. **Sanitation facilities provided.** In newly constructed tourist camps, each campground shall be provided with toilets, baths or showers, sinks and other sanitation facilities which conform to the following requirements:

   A. 1 toilet for every 10 campsites.

   B. 1 lavatory for every 10 campsites.

   C. 1 shower with individual dressing accommodations for every 10 campsites.

   D. Separate facilities are required for each sex. Urinals may be substituted for 50% of the required male toilets.

6. **Garbage and trash disposal.** Corrosion resistant metal garbage and trash cans or other noncombustible containers, with tight fitting covers, shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Each trailer lot or campground site shall have at least one garbage can or centralized dumpster within 200 feet. The cans shall be kept in sanitary condition. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary, but not less than twice weekly, at least 3 days apart, to insure the garbage cans shall not overflow.

   *EXCEPTION: Trash and garbage bagged and picked up on a daily basis and disposed of in approved trash dumpsters.*

7. **Security.** In newly constructed tourist camps, all campgrounds and travel trailer parks with 50 or more lots/sites, or an occupancy greater than 200 persons, shall provide security guard/personnel as follows:

   A. 201 persons up to 1,500 persons shall provide 1 security guard.

   B. 1501 persons up to 3,000 persons shall provide 2 security guards.

   C. 3,001 persons up to 5,000 persons shall provide 3 security guards.
D. Each additional 1,000 above 5,000 persons or fraction thereof shall require an additional security guard.

8. All security guards/personnel shall meet the requirements of and be registered with the St. Charles County Sheriff’s Department. See Ordinance #95-145 for minimum requirements for security guards. The number of security guards as specified above shall be on duty 24 hours per day and coincide with the number of occupants staying at the campgrounds or travel trailer park.

9. **Inspection.** County staff will perform regular inspections of Tourist Camps to ensure compliance.

### ORDINANCES RELATING TO TOURIST CAMPS

#### SECTION 405.060 (DEFINITIONS)

**CAMPGROUNDS:** Land used or intended to be used, let, or rented for temporary occupancy for recreational purposes by one (1) or more persons for camping.

**TRAVEL TRAILER PARK:** A parcel of land under a single ownership that has been planned and improved for the placement of travel trailers and recreational vehicles.

#### SECTION 405.080.C.10 (REGULATIONS FOR AGRICULTURAL DISTRICTS, CONDITIONAL USES)

Campgrounds.

Note: Campgrounds in an Agricultural District require a Conditional Use Permit (CUP).

#### SECTION 405.115.B.3 (REGULATIONS FOR PARK-RECREATIONAL DISTRICTS, PERMISSIVE USES)

Campgrounds, travel trailers, and recreational vehicle parks, in accordance with the requirements for site plans in Part 4, Section 405.525, Site Plan Review.

Note: Campground, travel trailers, and recreational vehicle parks are permitted in the Park Recreational District in accordance with an approved Site Plan (see 405.525 for details related to the Site Plan process).

#### SECTION 405.120.B.5 (REGULATIONS FOR RIVERFRONT DISTRICTS, PERMISSIVE USES)

Camping and recreational vehicle parks, in accordance with the requirements for site plans in Part 4, Section 405.525, Site Plan Review.

Note: Camping and recreational vehicle parks are permitted in the Riverfront District in accordance with an approved Site Plan (see 405.525 for details related to the Site Plan process).

#### SECTION 405.360.C (REGULATIONS ON MANUFACTURED OR MOBILE HOMES IN FLOOD DISTRICTS)

C. Require that parcel owners or their designee obtain an annual floodplain development permit for no more than 1 recreational vehicle to be actively used while located on a parcel. The permit shall state that the recreational vehicle may not be located on the parcel for more than 180 days in a calendar year. Recreational vehicles located within approved campgrounds or travel trailer parks are not
required to obtain an annual floodplain development permit. The recreational vehicle must be currently licensed and ready for highway use within the A and AE Zones on the County's Flood Insurance Rate Map.

A recreational vehicle is ready for highway use if it is on its wheel or jacking system, is attached to the site only by quick disconnect-type utilities and security devices and has no permanently attached additions other than those specified by the manufacturer. In the Floodway Overlay District, the RV must be equipped with a self-contained water and sewage disposal system. All electrical utilities for recreational use shall be elevated 10 feet above the established grade or 1 foot above the 100-year flood elevation if less than 10 feet.

SECTION 405.420.B (REGULATIONS ON PARKING RECREATIONAL VEHICLES)

B. Recreational vehicles providing temporary shelter for recreational use may only be placed on a parcel or in a subdivision platted before January 1, 1973, in the "PR" and "A" zoning districts, or within a campground with the following restrictions:

1. The recreational vehicle may be placed on the parcel for not more than 180 days per calendar year. A temporary permit will be issued by the Division of Planning and Zoning specifying the 180 day period.

2. No more than 1 recreational vehicle may be placed on the parcel, unless it is an approved campground or travel trailer park.

3. The recreational vehicle must be currently licensed and ready for highway use.

4. The recreational vehicle must either have a self-contained water and sewage disposal system or be connected to an external water and sanitary sewage system approved by the St. Charles County Division of Building Code Enforcement.

5. The recreational vehicle must either have its own power source or be connected to an external power source approved by the St. Charles County Division of Building Code Enforcement.

SECTION 405.445 (REGULATIONS ON OFF STREET PARKING)

Campground, 1 per camp site.

SECTION 405.500.D (REGULATIONS ON WASTEWATER DISPOSAL AT CAMPGROUNDS)

D. All campground and travel trailer parks shall have 1 of the following methods of sewage disposal:

1. Sanitary sewers connected to a regional wastewater treatment facility.

2. A wastewater treatment facility meeting the requirements imposed by Section 405.500(B)(2) above and approved by the Missouri Department of Natural Resources and by the St. Charles County Division of Building Code Enforcement.
3. RVs equipped with self-contained waste storage compartments.

SECTION 610.010: TOURIST CAMPS--IN GENERAL

Whether of a temporary or permanent nature, every campground or travel trailer park as defined by the Unified Development Ordinance, campsite, building, group of buildings or other structure, or any field, playground or other open ground kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are furnished for pay for any form of consideration or at no charge to transients, tourists, or persons traveling by automobile or other mode in which one or more campsites or sleeping areas are supplied for the accommodation of such guests, whether furnished or unfurnished, with or without meals, shall for the purpose of this Chapter be deemed a "tourist camp", except that in no circumstance shall this Chapter apply to permanent or temporary non-motorized structures containing 5 or more sleeping areas for rent, or to any charitable organization providing accommodations for the homeless or impoverished residents of the County.

SECTION 610.020: PERMIT REQUIRED FOR OPERATION

No tourist camp shall be operated, maintained or conducted without a permit issued by the Director of the Division of Building and Code Enforcement of the Department of Community Development pursuant to the provisions of this Chapter. Except as set out in Section 610.040, any tourist camp open and operating without such a permit shall be closed or fined or both.

SECTION 610.030: NO EXEMPTIONS FOR SPECIFIC EVENTS

A tourist camp established for a specific event shall not be exempt from the provisions of this Chapter or from the Unified Development Ordinance.

SECTION 610.040: INSPECTION AND APPROVAL

No owner or manager of a tourist camp established after September 27, 1995, shall lease or let the premises until the camp shall have been inspected and approved for such purpose by the St. Charles County Division of Building and Code Enforcement of the Department of Community Development. Tourist camps in existence at the effective date of this Chapter, September 27, 1995, shall have notice of this Chapter mailed to them individually and shall have 120 days from such effective date to apply for the permit required by this Chapter. No tourist camp without a permit shall be allowed to operate 180 days after the effective date of this Chapter unless a permit shall have been issued.

SECTION 610.050: CONDITIONS AND STANDARDS

The St. Charles County Division of Building and Code Enforcement of the Department of Community Development shall establish such conditions for the issuance of the permit as are necessary for the protection of the public health and safety and these conditions shall, at a minimum, contain a plan for the provision of adequate security, traffic control and sanitary measures. The plan developed by the Division of Building and Code Enforcement of the Department of Community Development will
set out in objective standards the number of security staff, bathrooms, road access requirements and parking spaces based on the applicant’s estimate of possible crowd size at the tourist camp, and may establish rules for incremental increases in these measures where the tourist camp varies in the number of users. The Division of Building and Code Enforcement of the Department of Community Development shall publish these standards within 60 days of the passage and approval of this Chapter.

SECTION 610.060: VIOLATION AND PENALTY

A. Any owner or manager of a tourist camp at which the capacity established by permit is exceeded by 25% shall be subject to a fine of not less than $100.00 per day nor more than $1,000.00 per day for each day that the violation occurs or no more than 90 days imprisonment, or both fine and imprisonment. Violations continuing more than 2 days shall be cause for revocation of the permit to operate and legal action to shut the tourist camp.

B. Other violations of this Chapter shall be punishable by a fine of not less than $25.00 nor more than $500.00 for each and every day that the violation occurs.

SECTION 610.070: APPLICABILITY

The provisions of this Chapter shall not apply to any "tourist camp" as defined herein that holds a license pursuant to Chapter 315, RSMo. (Ord. No. 95-146 §7, 9-27-95)

SECTION 610.080: ENFORCEMENT

Enforcement of this Chapter shall be the responsibility of the County Counselor.

Notes:

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