

**GARFIELD COUNTY, UTAH**  
**ORDINANCE NO. 2020-5**  
**GLAMPING**

**AN ORDINANCE AMENDING GARFIELD COUNTY GLAMPING ORDINANCE NO. 2019-2 WITHIN GARFIELD COUNTY, STATE OF UTAH.**

**WHEREAS**, The Board of County Commissioners of Garfield County, Utah deem it necessary to enact certain standards, rules and regulations regarding glamping units and glampgrounds located or to be located in Garfield County, Utah in the interest of the health, safety and welfare of the citizens of Garfield County, Utah.

Be it ordained by the Board of Commissioners of Garfield County, Utah as follows:

**Section 1      SHORT TITLE**

This Ordinance shall be known as the "Glamping Ordinance."

**Section 2      PURPOSE**

1. To permit glamping developments in appropriate zoning districts in Garfield County and to require that glamping accommodations will be of such character as to promote the objectives and purpose of this Ordinance; and
2. To protect the integrity, character, values and other uses of the districts contiguous to or near glampgrounds.

**Section 3      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 Garfield County.

1. **Glamping:** A shorthand term for glamorous camping. In general, glamping is used to describe canvas or membrane-covered frame 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 Unit:** A canvas or membrane-covered frame structure designed to be used or occupied for transient and recreational purposes. Glamping unit structures include, but are not limited to: tents, yurts, teepees, covered wagons, etc.
3. **Glampground:** An area consisting of more than one (1) glamping unit.
4. **Transient:** Occupancy of a dwelling unit or sleeping unit for not more than thirty (30) days.

**Section 4 LOCATION AND USE**

No glamping unit or glampground as herein defined shall be located, placed, used or occupied for more than 30 days and/or for residential living purposes.

1. Glamping shall be a Permitted Use in the following zoning districts:
  - a. Commercial
  - b. Multiple Use
2. Glamping shall be a Conditional Use in the following zoning districts:
  - a. Resort Recreation
3. Glamping shall be prohibited in all other zoning districts.
4. 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; and
  - c. In areas accessible by emergency services.

**Section 5 AREA AND MODIFYING REGULATIONS**

In addition to the requirements in this ordinance, all glamping units and sanitary facilities must be compliant with local 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 Garfield County Climatic and Geographic Design Criteria.

1. Glamping Units and Glampgrounds shall comply with the following requirements:
  - a. Access road and property line setbacks in feet – Front: 25’, Side: 15’, Rear: 15’
  - b. Glamping Unit Size Requirements
    - i. Minimum: 70 sq. ft. habitable space as defined by the International Building Code (IBC).
    - ii. Maximum: 1,000 sq. ft. habitable space as per IBC.
    - iii. Individual glamping units shall be located not less than fifteen (15) feet from the glampground property boundary and not less than thirty (30) feet from other glamping units.
    - iv. Spacing of structures shall conform to the IBC spacing requirements.
  - c. Platforms shall be engineered and shall comply with local building codes.
  - d. Potable water systems are required and shall comply with State and local requirements.
  - e. Waste water/human waste systems shall comply with Garfield County, Southwest Health Department and Department of Environmental Quality (DEQ).

- f. Glampgrounds shall have not less than one (1) eight (8) cubic yard covered dumpster for every twenty (20) glamping units or portion thereof. All solid waste will be disposed at an authorized disposal facility.
- g. 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. Glampgrounds with group sites shall have adequate overflow parking as deemed necessary by the Planning Commission.
- h. Glampgrounds shall have not less than one (1) glamping unit and sanitary facility readily accessible to and usable by individuals with disabilities, for every twenty-five (25) glamping units or portion thereof. The glamping units and sanitary facilities readily accessible to and usable by individuals with disabilities shall comply with the most recent version of the Americans with Disabilities Act (ADA) Standards for Accessible Design.

## 2. Sanitary Facilities

- a. Private Interior Access Road and Property Line Setbacks in Feet
  - i. Front: 10', Side: 15', Rear: 15'
- b. Public Access Road and Property Line Setbacks in Feet
  - i. Front: 25', Side: 15', Rear: 15'
- 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. All sanitary facilities will meet State and 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, 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.

## **Section 6 APPROVAL**

A glamping unit or glampground may not be constructed unless reviewed and approved by the Garfield County Building Official and Zoning Administrator. Plans shall satisfy the County that the proposed development will:

1. Be compatible with the general character of the district where it is proposed to be located.
2. Meet all requirements of the Utah Administrative Code for Recreation Camp Sanitation.
3. Contain no more than ten (10) units per acre and no more than one hundred (100) units total. The remaining land not consumed by 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.
4. Have adequate water and sewer service with hookups provided to each glampground.
5. Have adequate fire protection as approved by the County Building Official, Zoning Administrator and State or local health department, if applicable.

## **Section 7 APPLICATION**

1. An overall plan for development of a glampground or glamping unit shall be submitted to the Garfield County Planning Department for review. The plan shall be drawn to a scale no smaller than one (1) inch to forty (40) feet. At least one (1) electronic copy or 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 streets, sanitary facilities and glamping unit layouts.
  - c. Proposed reservations for parks, playgrounds and open spaces.
  - d. Proposed location, number and design of parking spaces.
  - e. Detailed landscaping and utility plan, including location of water, sewer, electricity, gas lines and fire hydrants if applicable.
  - f. Any other data the Planning Department may require.

**Section 8      ADOPTION**

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 23<sup>rd</sup> day of March, 2020.



Garfield County Commission, Chair  
Leland F. Pollock

ATTEST:



Garfield County Auditor/Clerk  
Camille A. Moore

County Seal:

