

**Dude and Guest Ranch Ordinance**  
**PUBLIC REVIEW DRAFT**

**22.30.520 Rural Recreation and Camping.**

**A. Camping.** Permanent organizational group camps sponsored by a church, youth group, corporation or other organization, or camping that is seasonal and incidental to an agricultural use, are subject to the following provisions. (Commercial campgrounds as principal uses are subject to Section 22.30.300 (RV Parks); temporary camps are subject to Chapter 8.64 of the County Code (Temporary Camps).

- 1. Limitation on use.** Organizational camps are allowed only in the Rural Lands, Recreation, and Public Facilities categories. Incidental camping is allowed in the Agriculture category as well as where organizational camps are allowed.
- 2. Permit requirements.** A Health Department permit shall be required in compliance with Chapter 8.62 of the County Code, in addition to the land use permit required by Section 22.06.030.
- 3. Minimum site area.** As specified in Chapter 22.22 (Subdivision Design).
- 4. Density.** To be set by the Review Authority where Conditional Use Permit or Minor Use Permit approval is required, to a maximum of one unit per acre, which is also to be the maximum density for incidental camping of less than 10 units.
- 5. Setbacks.** All camping facilities and activities shall occur no closer than 1,000 feet from any property line or public road.
- 6. Parking.** No improved parking is required for incidental camping, provided that sufficient usable area is available to accommodate all user vehicles entirely on-site. The parking requirement for organizational camps shall be determined by the Conditional Use Permit approval.
- 7. Access.** All-weather access shall be provided to the site.
- 8. Allowed facilities.** Camps established in compliance with this Section may include the following facilities in addition to tent camping areas, based on the type of camp:
  - a. Organizational camps.** Cabins; meeting hall; swimming pool; permanent restroom facilities; accessory and storage buildings.
  - b. Incidental camping.** Water supply and portable restrooms only. Incidental camping uses may also include spaces for a maximum of 10 self-contained recreational vehicles, without utility hookup facilities.

- 9. Sanitation.** Restroom facilities shall be provided as required by the Health Department.
- 10. Required findings - incidental camping.** A land use permit for incidental camping shall be approved only where the Review Authority first finds that:
- a. The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre; and
  - b. The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.
- B. Dude and guest ranches.** A dude and guest ranch is a commercial transient guest occupancy facility incidental to a working ~~ranch~~ agricultural operation, which may include common eating and drinking and recreation facilities subject to the provisions of this Subsection, provided that these facilities shall be used by lodging facility guests only, and not made available to the general public for day use.
- 1. Limitation on use.** Dude and guest ranches are not to be established in a residential category.
  - 2. Permit requirement.** Conditional Use Permit approval.
  - 3. Application content.** To include a description of recreational facilities and activities to be offered, and an explanation of the relationship between the recreational use and continuing agricultural uses.
  - 4. Minimum site area.** 160 acres, except that where a proposed facility has obtained a recorded right of access and use of adjoining property for recreational purposes, the Commission may reduce the minimum site area as part of the Conditional Use Permit approval.
  - 5. Setbacks.** All facilities shall be located no closer than 500 feet from any property line or public road.
  - 6. Coverage.** The aggregate area occupied by all structures and facilities established for the dude and guest ranch (including all roads, parking areas, lodging and support facilities dedicated to the dude ranch use) shall not exceed two percent of the total site area.
  - 7. Lodging facilities.**
    - a. Type of facilities allowed.** Dude and guest ranch facilities may be authorized by the Commission to be attached, motel-type units or detached cabins, provided that they include no cooking or eating facilities.
    - b. Occupancy.** Lodging facilities shall be rented only to guests which will also use other dude and guest ranch facilities. Dude and guest ranch lodgings are not to be used for RV park or motel-type overnights.

c. **Density.** The density of guest lodgings shall be established by the Commission, with the total number of units to be based upon the capability of the ranching activities to continue without interference from guest activities, provided that the maximum density of lodging facilities shall be no more than one guest unit for each five acres in the Agriculture category, and one guest unit per acre in other categories.

**8. Parking requirement and Access requirements.** Access will be required to be CCR title 14 (where applicable) including dead-end road standards and San Luis Obispo County Title 16. Parking to be set through Conditional Use Permit approval.

**9. Required findings.** A Conditional Use Permit for a dude and guest ranch in the Agriculture land use category shall be approved only where the Commission makes the following findings in addition to those required by Section 22.62.060.C.4:

- a. The proposed use will not substantially affect the continuing use of the site as a productive agricultural unit providing food or fibre; and
- b. The proposed use will result in no substantially adverse effect upon the continuance or establishment of agricultural uses on surrounding properties.

Where located in other than in an Agriculture category, the only required findings are those in Section 22.62.060.C.4.

**C. Health resorts and bathing.** Commercial health resorts, outdoor hot springs, spas, or hot tub rental operations that are operated as a principal use, and transient lodging facilities accessory to such use, are subject to the following:

- 1. Limitation on use.** Health resorts and bathing facilities are not allowed in a Residential Suburban category, and are not allowed in the Agriculture land use category unless the facility is dependent upon a natural on-site resource such as a lake or hot springs.
- 2. Permit requirement.** Conditional Use Permit approval, in addition to a Health Department permit as required by Chapter 8.60 of the County Code.
- 3. Minimum site area.** 10 acres in the Agriculture and Rural Lands categories; five acres in other rural categories; one acre when located within an urban or village reserve line.
- 4. Parking.** Two spaces per hot tub or spa; and one space per 100 square feet of swimming pool area. Where lodging units are included, additional spaces shall be provided at a ratio of one space per lodging unit.
- 5. Sanitation and water disposal.** The provision of sanitary facilities and the disposal of wastewater from hot tubs or pools shall be in compliance with requirements established by the Health Department, and by the Regional

Water Quality Control Board in compliance with Section 22.10.190 (Regional Water Quality Control Board Review).

#### **D. Hunting and fishing clubs.**

- 1. Limitation on use.** Hunting and fishing clubs shall be located only in the Agriculture, Rural Lands and Recreation categories.
- 2. Permit requirement.** Site Plan Review.
- 3. Location.** Hunting activities shall be limited to areas no closer than one-half mile from any residential category or residential use other than that of the applicant.
- 4. Setbacks.** Any membership hunting facilities and activities shall be located no closer than 1,000 feet from any property line or the public road. No limitation on the location of fishing activities other than required for structures by Section 22.10.140 (Setbacks) or other provisions of this Chapter.
- 5. Camping and lodging.** Allowable only if authorized in compliance with Subsection A. (Camping), or Section 22.30.300 (Lodging - Recreational Vehicle Parks), including the permit requirements of those sections.
- 6. Parking requirement.** No improved parking is required, provided that sufficient usable area is made available to accommodate all employee and user vehicles entirely on site, unless other requirements are set through Conditional Use Permit approval.

#### **F. Sport shooting facilities.** Establishments providing an outdoor shooting range for pistol or rifle target practice, skeet shooting, trap shooting, archery or similar facilities open to the public, members of a club, or public safety agency are subject to the following:

- 1. Limitation on use.** Outdoor sport shooting facilities are allowed only in the Agriculture, Rural Lands and Public Facility categories.
- 2. Permit requirement.** Conditional Use Permit approval.
- 3. Location.** Outdoor sport shooting facilities except for archery shall be located no closer than one mile to any urban or village reserve line or residential land use category; and no closer than one-half mile from any residential use on an adjoining lot.
- 4. Minimum site area.** Five acres.
- 5. Parking requirement.** To be set through Conditional Use Permit approval.
- 6. Noise control.** The proposed use must satisfy the requirements of Section 22.10.120 (Exterior Noise Standards) for the Residential Suburban and Recreation categories, regardless of the land use category in which the range is located.