

	California Assembly Bill 518 - Low-Impact Camping Areas	Santa Barbara - Ag Enterprise Ordinance - Low-Impact Camping Area	San Benito - Low Impact Camping	San Luis Obispo - Rural Recreation and Camping	Mendocino - Low Intensity Camping (Draft)	Santa Cruz - Low Impact Camping Area (Tabled)
Zoning		AG-II Not allowed on parcels where 75% of the perimeter adjoins parcels that are developed with urban uses	Agricultural Rangeland (AR) Agricultural Productive (AP) Rural (R) Rural Residential (RR) Rural Transitional (RT)	Rural Lands Recreation Public Facilities Agriculture	Permitted where residential or agricultural uses are required, subject to intensity level and permits required	Commercial Agriculture (CA) Agriculture (A) Residential Agricultural (RA) Parks, Recreation and Open Space (PR) Public and Community Facilities (PF) Timber Production (TP) Special Use (SU)
Acreage Minimums	2+ acres	40+ acres	-	Varies, as specified here	-	5+ acres
Setbacks	Low-impact camping areas must comply with local setback requirements	From lot line: 100 feet From off-site residences: 400 feet From lot line when a commercial food crop, orchard, or vineyard farming operation is located on the adjacent ag premises: 200 feet	From lot line: 100 feet	From property line or public road: 1,000 feet (if setbacks can't be met, CUP would be required)	From off-site residences: 250 feet	From property line, riparian corridor, mapped sensitive habitat, or coastal bluff: 50 feet From off-site residences: 200 feet
Supervision Requirements	Operator or property manager must be available by phone 24 hours a day, seven days a week	24-hour onsite supervision required Responsible person must be available by telephone on a 24-hour basis Call must be responded to within one hour Corrective action must be initiated within two hours of the call	A designated on-site operator or manager must be available by phone 24 hours per day, 7 days per week	-	Local contact person is required and must be able to be at the location within one hour Complaints must be resolved within one hour	Designated operator or property manager who is available by phone 24 hours a day, seven days a week when sites are occupied. Must be 15 miles driving distance of the location A property owner who lives within 30 miles may designate themselves as the local property manager Must respond within 60 minutes of being contacted with an issue
Taxes	Must comply with applicable tax requirements, including the payment of local transient occupancy taxes	Owner-provided structures are subject to TOT, bring your own tent and RV sites are not	Subject to TOT	Subject to TOT	Subject to TOT	Subject to TOT
Parking	No on-street parking allowed	One parking space per campsite	No on-street parking allowed	No improved parking is required, provided there is space for all user vehicles on-site (no on-street parking allowed)	One parking space per campsite Area must be clear of vegetation, preferably gravel	At least one off-street parking space for each campsite, no on-street parking allowed
Site Access	-	If the access is through a private driveway or road easement, the applicant shall notify all impacted neighboring property owners	-	All-weather access	If site is on a private road, all owners with access rights must be notified	Must meet access road standards for fire safety
Pets	-	Must be on leash	-	-	-	Prohibited in camping areas adjacent to food crops in other areas, must be on leash at all times Nuisance barking by unattended pets isn't allowed
Advertising	An online hosting platform shall include the following in any internet listing: -Name of the county where the campsite is located -Dedicated field for an operator to include any registration information required by the county	Permit number must be included in advertising text	-	-	Posting on a website for a campsite for profit without a business license is a violation of this ordinance Site rules must be posted	Advertising must include the permit number in the first two lines of the advertisement text. If there are photos, a photo of the permit number must be included as well as a photo of required signage that includes 24-hour contact info for designated operator or property manager Site rules must be posted
Noise / Neighborhood Impacts	Must comply with local requirements for quiet hours or, if there are none, quiet hours will be enforced from 10:00pm to 6:00am	Quiet hours from 9:00pm to 7:00am Amplified sound not allowed	Must comply with Noise Control Regulations No amplified sound or live music allowed from 10:00pm to 7:00am	-	-	Must comply with Noise regulations No activities that produce dust, odor, or vibration detrimental to occupants of adjoining properties
Duration of Stay	Up to 14 consecutive nights per camper Not exceeding 28 nights per calendar year per camper at the same property	Up to 14 consecutive nights per person Up to 28 days per person per calendar year Each stay must be separated from a previous stay anywhere on the premises by at least one week	Temporary sleeping accommodation only Up to 14 consecutive nights per camper	Camping that is temporary/seasonal in nature	Up to 14 nights per guest	Up to 14 consecutive days and limited to 29 days maximum in any one calendar year by an individual or group of overnight guests
Occupancy Limitations	No more than 4 sites can be concurrently occupied by recreational vehicles	Up to 8 people per site Up to 2 vehicles per site	Up to 6 people per site	-	-	Up to four people per site One or more tents; one RV / travel trailer; or one soft-sided, semi-permanent structure (canvas tent, yurt, dome, etc.)
Permitting	Complies with local permitting and approval requirements	Zoning Clearance Minor Use Permit if in the Limited Agricultural Enterprise (LAE) Overlay Zone	Business License	Site Plan Review: Up to 10 sites Minor Use Permit: 11+ sites CUP: If setback requirements cannot be met	Business License: - < 10 acres: 1 site - 10-20 acres: 1 site - 20+ acres: 1 sites Admin Permit: - < 10 acres: 2-3 sites - 10-20 acres: 2-3 sites - 20+ acres: 2-3 sites Use Permit - < 10 acres: 4-5 sites - 10-20 acres: 4-7 sites - 20+ acres: 4-9 sites Campsites for vehicles larger than 20 feet require a Use Permit Affidavit required which states that the applicant has notified all adjacent property owners within 300 feet of the property boundaries	Zoning Clearance Use must be ancillary and incidental to a principal permitted use on the site in the CA, A, RA, TP zones Site plan required Permit to host campers expires with property transfer Permits must be renewed one year from the date of issuance and then every three years
Structures	Includes, but is not limited to, tents, yurts, recreational vehicles	Bring your own tent and RV sites only, up to 25 feet in length Landowner-provided accommodations are not allowed	Includes tent camping, glamping, dry RV camping, yurts, or something similar	Includes tent, RV, or van camper camping	-	Includes tent camping, RV camping, glamping, canvas tents, yurts, etc.
Amenities	Complies with applicable local requirements	Landowners may provide picnic tables, fire rings, benches Electrical hookups and new structures are not permitted (unless necessary to provide onsite waste disposal)	-	Landowners may (but are not required to) provide water and potable restrooms only Utility hookups are not allowed at incidental campsites	Electricity isn't allowed unless approved as part of a use permit	-
Sanitation	Complies with applicable local requirements, or in the absence of applicable local requirements, maintains sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property	BoS recommendation to Environmental Health that portable and waterless toilets be allowed, no current requirements in the code	Sanitation facilities that are fully self-contained or connected to a permitted sewage disposal system serving the property At least one ADA restroom required	Landowners may (but are not required to) provide water and potable restrooms only A Health Dept permit may be required	Chemical toilet and handwashing station required, permanent facilities may be allowed with the approval of a Use Permit	Unless the site is limited to only self-contained RVs / travel trailers providing their own human waste disposal, sanitation facilities must be provided that are fully self-contained (portable toilets, for example) or are connected to a permitted sewage disposal system
Site Density	No more than nine sites or temporary sleeping accommodations No more than one site or temporary sleeping accommodation per acre	Up to 9 sites	One campsite per acre up to 9 campsites	Up to 10 sites (Site Plan Review) 11+ sites (Minor Use Permit)	Up to 9 campsites	Up to 9 campsites

Trash	Complies with applicable local requirements for disposal of trash, or in the absence of applicable local requirements, requires all solid waste to be removed from the premises after each occupancy and onsite trash receptacles to abide by applicable animal-protection trash best practices or requirements	-	Solid waste must be removed from the premises after each occupancy Onsite trash receptacles shall abide by applicable animal-protection trash best practices / requirements	-	Trash must be removed between each guest and properly disposed of	Centralized refuse collection and storage areas must be provided Storage and collection areas must be screened from public view and containers must be covered
Fire Safety	Complies with all applicable fire safety requirements	Before issuing a Zoning Clearance, the use will be reviewed and approved by the County Fire Department	There can only be one communal wood burning fire pit per APN that is operated by the site manager or property owner Fires can't be wider than 3 feet in diameter and 2 feet in height Recreational fires aren't allowed within 25 feet of a structure or combustible materials Must be attended until the fire is extinguished One fire extinguisher with a minimum 4-A rating or other approved extinguishing equipment (dirt, sand, water barrel, garden hose, water truck) must be available	-	No open flames permitted Camping stoves and gas stoves permitted, subject to bans or limitations imposed by fire agencies	Must conform to all requirements of the appropriate fire district, state law, and County Fire Code, including: Access road standards; fire bits and cooking areas clearing buffers; and onsite water availability, minimum 10,000 gallons
Other				-	Property lines must be marked to discourage trespassing	Events prohibited