CITY OF BOX ELDER PENNINGTON & MEADE COUNTIES STATE OF SOUTH DAKOTA

ORDINANCE NO. 805

AN ORDINANCE AMENDING CHAPTER 8 BUSINESSES OF THE CITY OF BOX ELDER MUNICIPAL CODE, PERTAINING TO TRAVEL PARKS

WHEREAS, Article 8-III of Chapter 8 currently contains permitting, licensing, and property development standards for travel parks; and

WHEREAS, the City does not require a separate travel park license, and travel parks are subject to the City's standard annual business license requirements; and

WHEREAS, the development standards applicable to travel parks and recreational vehicle parks are more appropriately located in Chapter 44, Zoning, and are being consolidated with the existing recreational vehicle park provisions; and

WHEREAS, the City Council finds it necessary to repeal Article 8-III to eliminate duplicative and outdated provisions and provide a clearer and more consistent regulatory framework; and

WHEREAS, new language shall be indicated by underscore and language to be deleted shall be indicated by strike-through.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Box Elder, South Dakota:

Section 1. CHAPTER 8 BUSINESSES ARTICLE 8-III TRAVEL PARKS of the City of Box Elder Municipal Code is hereby *Repealed* in its entirety and Sections 8-76 through 8-147 thereby are *Reserved.*

ARTICLE 8-III (RESERVED) ~~TRAVEL PARKS~~

Section 8-76 thru 8-147 (Reserved)

~~DIVISION 8-III-1 GENERALLY~~
~~DIVISION 8-III-2 PROPERTY DEVELOPMENT STANDARDS~~

~~**DIVISION 8-III-1 GENERALLY**~~

~~Sec 8-76 Definitions~~
~~Sec 8-77 Construction Permit~~

~~Sec 8-78 Annual License~~

~~Sec 8-76 Definitions~~

~~The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Dependent unit* means any unit other than a self-contained unit.~~

~~*Recreational housing* means and includes travel trailers, park model trailers, camping cabins, pickup coaches or campers, motor homes, camping trailers, tents and similar forms of housing or shelter used for recreational purposes. An individual facility of the kind described herein shall hereafter be referred to as a unit.~~

~~*Recreational housing space* means the land set aside for the placement of the unit and exclusive use of its occupants and hereafter is referred to as space.~~

~~*Self-contained unit* means a unit which can operate independent of external sewer, water and electrical systems, containing a toilet, water storage connected to a kitchen sink and holding facilities for all liquid wastes.~~

~~*Travel park* means a plot of ground primarily for use as parking and camping facilities by persons with transportable recreational housing with appropriate accessory uses.~~

~~(Ord. No. 576, § 150.11.010, 6-16-2017)~~

~~Sec 8-77 Construction Permit~~

~~a. *Required*. No travel park shall be operated within the city without first obtaining a permit therefor as required in this division, except travel parks and recreational vehicle parks in effect on the date of adoption of the ordinance from which this section is derived. Any expansion of an existing travel park or recreational vehicle park excepted from this section shall end the exemption and a permit shall be required for operation.~~

~~b. *Application*. The application for a permit shall be filed with and issued by the planning department upon approval of the planning commission and common council. The application shall include the following information:~~

~~1. Location and legal description of the proposed travel park;~~

~~2. Plans and specifications of all buildings, improvements, facilities and spaces constructed or to be constructed within the travel park;~~

~~3. Proposed use of buildings and spaces shown on the site;~~

~~4. The location and size of all recreational vehicle spaces;~~

~~5. Location of all points of entry and exit for motor vehicles and internal circulation pattern;~~

6. The location of all landscaping to be provided;

7. The location of all lighting and standards thereof to be provided;

8. Locations of all walls and fences indicating height and materials of construction;

9. Name and address of the applicant;

10. Such other architectural and engineering data as may be required to permit the building inspector, planning director and common council to determine if the provisions of this chapter are being complied with.

c. *Plot plan; review*. Each application shall be accompanied by three copies of the plot plan drawn to scale and prepared by a licensed engineer or architect. The copies shall be reviewed and approved by the planning department, the state department of health, the planning commission and the common council.

d. *Permit fee*. The application shall be accompanied by a minimum fee in the amount provided in the city fee schedule.

e. *Issuance prior to completion of construction*. The permit for operation may be issued prior to construction or completion thereof; provided, however, that a time schedule for development shall be submitted with the application demonstrating the applicant's readiness and ability to provide the proposed services and all requirement improvements and facilities shall be installed within one year from the date of issuance of the permit.

(Ord. No. 576, §§ 150.11.020, 150.11.030, 150.11.050, 6-16-2017)

Sec 8-78 Annual License

Travel parks will be licensed annually. The annual license fee shall be in the amount provided in the city fee schedule.

(Ord. No. 576, §§ 150.11.060, 150.11.070, 6-16-2017)

DIVISION 8-III-2 PROPERTY DEVELOPMENT STANDARDS

Sec 8-100 Area
Sec 8-101 Density
Sec 8-102 Drainage
Sec 8-103 Yards
Sec 8-104 Internal Streets
Sec 8-105 Pedestrian Walkways
Sec 8-106 Recreation Area
Sec 8-107 Spaces
Sec 8-108 Pads And Stands
Sec 8-109 Outdoor Use Living Area
Sec 8-110 Vehicle Parking
Sec 8-111 Electrical Hookups

~~Sec 8-112 Water Connections~~
~~Sec 8-113 Sewer Hookups~~
~~Sec 8-114 Toilet, Washroom, And Bathing Facilities~~
~~Sec 8-115 Service Buildings~~
~~Sec 8-116 Sanitary Dumping Station~~
~~Sec 8-117 Fireplaces And Cooking Shelters~~

~~Sec 8-100 Area~~

~~No parcel of land containing less than five acres may be used for the purpose permitted as a travel park or recreational vehicle park, unless conditional use permit in accordance with city CUP regulations and all other provisions of this division has been approved. In no case may a parcel of land less than three acres be permitted as a travel park.~~

~~(Ord. No. 576, § 150.11.090, 6-16-2017)~~

~~Sec 8-101 Density~~

~~There shall be not less than 1,500 square feet of lot area for each space provided in a travel park; provided, however, that, maximum density shall not exceed 20 spaces per acre.~~

~~(Ord. No. 576, § 150.11.100, 6-16-2017)~~

~~Sec 8-102 Drainage~~

~~The travel park shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water.~~

~~(Ord. No. 576, § 150.11.110, 6-16-2017)~~

~~Sec 8-103 Yards~~

~~Yards adjacent to public streets, inclusive of any parking and camping spaces or internal streets, shall be a minimum of 25 feet in depth. Yards abutting adjacent property outside the travel park without an intervening street or other permanent open space shall be at least 75 feet in width; provided, however, that this open space requirement may be reduced to a minimum of 25 feet upon adequate fencing and vegetative screening to protect occupants of adjoining properties from adverse influences within the travel park. All yards shall be landscaped and maintained.~~

~~(Ord. No. 576, § 150.11.120, 6-16-2017)~~

~~Sec 8-104 Internal Streets~~

~~a. Internal streets shall provide safe and convenient access to the spaces in appropriate travel park facilities. Alignment and grade shall be properly adapted to topography. Streets shall be paved with asphalt or Portland cement concrete and provide a well-drained surface.~~

b. The roadway shall be of adequate width to accommodate anticipated traffic. The entrance and all two-way streets shall have a driving surface of not less than 25 feet and one-way streets shall a driving surface of not less than 14 feet.

c. On road parking may be allowed if additional hard-surfaced street width is provided for parking and approved in the initial review of the travel park application.

(Ord. No. 576, § 150.11.130, 6-16-2017)

Sec 8-105 Pedestrian Walkways

Access for pedestrians entering or leaving a travel park shall be by safe and convenient routes. The access need not be adjacent to or in the vicinity of other vehicular access points. Where there are crossing of roads for pedestrians at the edge of the travel park, they shall be safely located, marked and controlled where necessary. Adequate provisions shall be made for mutual visibility of drivers and persons crossing at such points.

(Ord. No. 576, § 150.11.140, 6-16-2017)

Sec 8-106 Recreation Area

a. Not less than ten percent of the area of the travel park shall be devoted to recreation area. The recreation area may include space for common walkways and related landscaping in block interiors provided that the common open space is at least 20 feet in width, as passive recreation space.

b. At least half of the total required recreation area must be dedicated to facilities for active recreation, such as swimming pools, ball fields, shuffleboard courts, play lots for small children and the like, of a nature designed to serve the type of campers anticipated, and so located as to be readily available from all spaces free from traffic hazards.

(Ord. No. 576, § 150.11.150, 6-16-2017)

Sec 8-107 Spaces

a. Spaces shall be located in relation to internal streets as to provide for convenient vehicular ingress and egress if the space is intended for use by wheeled units. Spaces be numbered to facilitate location by emergency vehicles.

b. Where back-in or back-out spaces are used, appropriate maneuvering room shall be provided in the adjacent internal street and within the space, and where there are obstacles within potential maneuvering areas which might not be seen by a driver, the limits of the safe area shall be indicated in a manner clearly visible to the driver and ground blocks may be required to prevent backing into obstacles.

c. Where reasonably possible without excessive destruction of trees or other vegetation, particularly in campgrounds or portions of campgrounds intended for use by travel trailers, preference shall be given to a pull-through arrangement, so that no backing is necessary.

d. Where spaces are to be used exclusively for erection of tents on the ground, it shall not be required to provide for vehicular access onto such spaces, but parking areas shall be provided within 100 feet thereof.

e. No minimum dimensions are specified for spaces, but each shall provide a stand (unless used exclusively for erection of tents with no vehicles permitted) and the clearance and open spaces specified herein and the boundaries of each stand and space shall be clearly indicated.

f. Spaces for dependent units shall be located within at least 300 feet by normal pedestrian routes of toilet, washroom and bath facilities. Spaces for self-contained units operating as such may be located more than 300 feet, but not more than 500 feet by normal pedestrian routes of toilet, washroom and bath facilities.

(Ord. No. 576, § 150.11.160, 6-16-2017)

Sec 8-108 Pads And Stands

a. Pads and stands shall be of such size and be so located and improved in the spaces as to provide for the types of units, which are intended to use them. Where use by wheeled units is intended, vehicular access must be provided to the pad or stand.

b. If use is to be restricted to tents to be erected on the ground, the pad or stand shall have a level surface suitable for erection of a tent, free of rocks, roots or other impediments to the driving of pegs to the depth of at least eight inches and graded and drained to prevent flow of surface water into or under tents erected on it.

c. Pads or stands for wheeled units shall provide a smooth, paved, well-drained, dust-free surface level or of a grade not to exceed five percent.

d. Pads or stands shall be located so that when in used by a wheeled unit, the unit, including attached awnings and similar appurtenances, is at least 15 feet from other units, common walkways, internal street, parking areas and building containing uses not likely to disturb stand or pad occupants. Pads or stands for wheeled units, including attached awnings and similar appurtenances, shall be not less than 25 feet from buildings containing uses that would be likely to disturb stand or pad occupants.

(Ord. No. 576, § 150.11.170, 6-16-2017)

Sec 8-109 Outdoor Use Living Area

Within each space there shall be provided a living area suitably located and improved for outdoor use by occupants of units. The outdoor use living area shall not to be occupied by units or towing vehicles and must be at least ten feet in length and width and not less than 200 square feet in area. The outdoor use living area must be located such that it is easily accessible from the entry side of units as normally parked and oriented on the pad or stand.

(Ord. No. 576, § 150.11.170, 6-16-2017)

~~Sec 8-110 Vehicle Parking~~

~~No parking shall be permitted upon the internal streets of the travel park unless otherwise approved, and a vehicle parking space shall be provided within each recreational vehicle space, camping cabin or tent facility unless otherwise specifically provided herein.~~

~~(Ord. No. 576, § 150.11.180, 6-16-2017)~~

~~Sec 8-111 Electrical Hookups~~

~~Spaces for exclusive use of recreational vehicle and trailer campers shall be equipped with one electrical hookup, 120 volts, 30 amperes, with ground on conduit support. All electrical lines shall be installed underground. Electrical hookups must meet the standards of the National Fire Protection Association Code 501-D-1971 A119.4-1971 for recreational travel parks.~~

~~(Ord. No. 576, § 150.11.190, 6-16-2017)~~

~~Sec 8-112 Water Connections~~

~~Each space, other than common congregate tent areas, shall include one water connection with three-quarter-inch riser valve and three-quarter-inch hose bib. All water installations shall conform to the state plumbing code and city building codes and be frostless in nature. The water system shall be adequate to provide 15 pounds per square inch of pressure at all spaces.~~

~~(Ord. No. 576, § 150.11.200, 6-16-2017)~~

~~Sec 8-113 Sewer Hookups~~

~~Spaces for exclusive use of recreational vehicle and trailer campers that are supplied with water connections shall have sanitary sewer connections. Sewer hookups shall be installed pursuant to the requirements of the state plumbing code and city building codes.~~

~~(Ord. No. 576, § 150.11.210, 6-16-2017)~~

~~Sec 8-114 Toilet, Washroom, And Bathing Facilities~~

~~a. A travel park containing 100 spaces or less, shall provide toilet, washroom and bathing facilities at the following minimums:~~

~~1. Men: four shower stalls or three individual unisex showers, two water closets, two urinals, and four lavatories;~~

~~2. Women: four shower stalls or three individual unisex showers, four water closets, and four lavatories.~~

~~b. The same ratio shall apply for additional dependent sites and half of the facilities shall be required for additional self-contained sites. All such facilities shall be constructed and installed pursuant to city building codes, state plumbing codes and other applicable local, state and federal regulations.~~

~~(Ord. No. 576, § 150.11.220, 6-16-2017)~~

~~**Sec 8-115 Service Buildings**~~

~~Each travel park shall be provided with a management office. The office building shall be constructed according to city building codes. The management office may provide for sale or rental of supplies or for provision of services for satisfaction of daily or frequent needs of campers within the park, including providing groceries, ice, sundries, self-service laundry equipment and the like, but not sale of gasoline or fuel for automobiles.~~

~~(Ord. No. 576, § 150.11.230, 6-16-2017)~~

~~**Sec 8-116 Sanitary Dumping Station**~~

~~Each park shall include a sanitary dumping station to be so located as not to create a traffic hazard on the main or circulating roads, nor to be a health hazard to the occupants of the park. The dumping station shall be constructed in compliance with the minimum requirements of the state plumbing code, city building codes, and other applicable ordinances and regulations, and shall meet the approval of the city and the state department of health.~~

~~(Ord. No. 576, § 150.11.240, 6-16-2017)~~

~~**Sec 8-117 Fireplaces And Cooking Shelters**~~

~~When fireplaces, cooking shelters or similar facilities for open fires or outdoor cooking are provided within spaces or elsewhere, they shall be located, constructed, maintained and used in such a manner as to minimize fire hazards and smoke nuisance within the park and in adjoining areas. Fuels used in outdoor fireplaces and grills must be restricted to wood, gas or charcoal.~~

~~(Ord. No. 576, § 150.11.250, 6-16-2017)~~

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 3. If any section, clause or phrase shall be held unconstitutional or invalid, it shall not affect the balance of this ordinance.

PASSED AND APPROVED ON FIRST READING this 3 day of November, 2026.

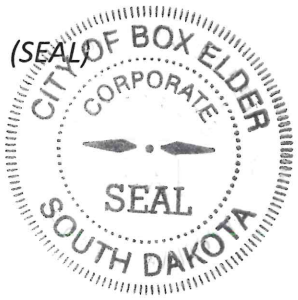
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17 day of November, 2026.

Larry Larson, Mayor

ATTEST:

Renee Baker, Finance Officer

(SEAL)



Published: November 24, 2026

ATTESTATION

I, Chaz Kokesh, the City Clerk of the City of Box Elder, South Dakota, do hereby attest and state the above ordinance was published in the manner required by law and that all procedures required by the State of South Dakota law were complied with. This ordinance shall become effective on December 13, 2026.

Chaz Kokesh

Chaz Kokesh, City Clerk