



Town of Waterboro

Code Enforcement Office

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The Planning Board of the Town of Waterboro will meet at 7pm on March 16, 2016 at the Meeting Room in the town hall for the purpose of holding a Public Hearing on amending the following ordinance:

Zoning Ordinance - Article 7 Performance Standards Subsection 7.03 Campground Developments

The public will be given an opportunity to be heard prior to the consideration of the above ordinance by the Municipal Officers. A copy of the amended ordinance is available with the Administrative Assistant for the Code/Planning Offices at the Town Hall.

The Ordinance change may be viewed during regular business hours in the Code/Planning Office or you can visit www.waterboro-me.gov for more information.

Kurt Clason

Chair, Waterboro Planning Board

Article 7
Section 7.03
Campgrounds

DELET THE FOLLOWING:

Section 7.03 Campground Developments (AMENDED 9/25/90)

~~Every campground providing temporary space for recreational vehicles must (unless the provisions of a particular zoning district impose more stringent requirements) have access to public roads over roadways (public or private) which are no less than fifty (50) feet wide. Campgrounds must also maintain an internal all weather road system with all roads being 50 feet in width, well drained, and lighted at an intensity of not less than two (2) foot candles. Internal roads should not dead-end, but if this is unavoidable, a turnaround area at least one hundred (100) feet in diameter must be provided.~~

~~Campgrounds must provide a safe water supply for each recreational vehicle and camping space at a rate of no less than fifty (50) gallons per day for each recreational vehicle and campground space. Campgrounds must provide an internal sewage collection system to which all suitable equipped recreational vehicles and any other toilet, washing or shower facilities in the park or campground shall be connected. A waste water treatment and sewage disposal system approved by the State of Maine Department of Environmental Protection and Department of Human Services must also be provided. All waste water collection and disposal, must meet state and town plumbing codes and be installed and maintained by the campground operator.~~

~~Campgrounds are required to provide a suitable system for the storage, periodic collection, and ultimate disposal of solid waste and garbage. Containers must be covered, rodent proof, and mounted on or in racks or holders to prevent ripping. Such facilities must be within one hundred and fifty (150) feet of each recreational vehicle or camping space.~~

~~Campgrounds are required to provide each recreational vehicle space with electricity of one hundred and ten (110) volts per recreational vehicle. All installations shall meet state and town electrical codes, be capable of functioning in all weather and be maintained by the campground operator. Unless such electrical system is installed underground, sufficient overhead wire clearance, no less than fourteen (14) feet from the ground, shall be maintained.~~

~~Campgrounds which reserve areas for recreational vehicles or tent campers must provide at least five thousand (5000) sq. ft. for each vehicle or camping space. In addition, a permanent all weather structure, meeting all setbacks, suitably divided to provide urinal facilities for men and women and hot and cold water for shower, lavatory, and washing machine (including drying) facilities, must also be provided for at a ratio of one (1) of each of the above facilities for every four (4) vehicle or camping spaces. Several structures providing the described facilities may need to be located at convenient points within the campground, however, no individual structure shall have less than one (1) of each of the above facilities and pieces of equipment.~~

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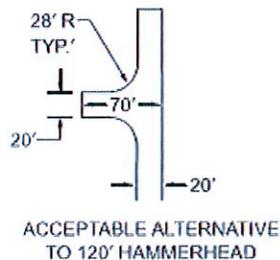
REPLACE WITH THE FOLLOWING:

Section 7.03 Campground Developments

All campgrounds shall comply with state licensing procedures and regulations for campgrounds. (M.R.S.A. 10-144 Ch.25)

Campgrounds shall be open only from May 1st to October 31st each year. From November 1st until April 1st, all services such as water and electricity shall be turned off or disconnected and no person shall occupy any site in the campground.

Campgrounds must maintain an internal all weather road system with all roads being 20 feet in width, well drained, and lighted at an intensity of not less than two (2) foot candles or 21.5 lumens at the ground level of any pole location. Internal roads should not dead-end. However, if a dead end is proposed the design for the turnaround area shall be a hammer-head design meeting the dimensions as shown in the diagram below. Two parking spaces shall be provided for recreational vehicle sites. One parking space is required for each tenting camp site.



Campgrounds must provide a buffer strip at least 25 feet wide, planted with trees and shrubs, between the campground and adjacent lots and all camping sites and facilities shall be screened from the view of any abutting residence within 200 feet. Campgrounds which reserve areas for recreational vehicles shall provide at least one thousand two hundred and fifty (1,250) sq. ft. for each camp site except those camping sites within the Shoreland Zone which shall be 5,000 square feet in size. Tenting sites must provide a minimum site size of 1,000 square feet. All camping spaces shall be at least 25 feet in width. In addition, all campgrounds shall provide permanent all weather service structures, meeting all setbacks, suitably divided to provide men's and women's toilet/privy facilities within a 500 foot radius of each camping space to be served. Campgrounds that serve self-contained recreational vehicles with sewer and water connections at each site shall be exempt from the 500-foot radius requirement for service buildings. Laundry facilities or showers may be centrally located in a campground or contained in several service buildings but all toilets must be installed in separate compartments. Bathroom facilities shall be provided at a rate of one per every four un-sewered camping sites.

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Campgrounds must provide a safe and reliable water supply for each recreational vehicle and camping space at a rate of no less than fifty (50) gallons per day for each recreational vehicle and campground space. Campgrounds must provide an internal sewage collection system to which all suitable equipped recreational vehicles and any other toilet, washing or shower facilities in the park or campground shall be connected. A waste water treatment and sewage disposal system (dump station) approved by the State of Maine Department of Environmental Protection and Department of Human Services may also be provided. All waste water collection and disposal, must meet state and town plumbing codes and be installed and maintained by the campground operator.

Campgrounds are required to provide a suitable system for the storage, periodic collection, and ultimate disposal of solid waste and garbage. Containers must be covered, rodent proof, and located on suitable crushed stone or concrete pads. Such facilities must be within five hundred (500) feet of each recreational vehicle or camping space.

Campgrounds are required to provide each recreational vehicle space with electricity of one hundred and ten (115) volts per recreational vehicle. All installations shall meet state and town electrical codes, be capable of functioning in all weather and be maintained by the campground operator. Unless such electrical system is installed underground, sufficient overhead wire clearance, no less than fourteen (14) feet from the ground, shall be maintained at all times.

No rigid enclosed addition may be affixed to any recreational vehicle other than a recreational vehicle accessory enclosure as defined herein.

Article 14 Definitions

Add to Definition:

Recreational Vehicle Accessory Enclosure

A factory-manufactured rigid metal or vinyl enclosure, with dimensions not exceeding eight feet in width and the length of the recreational vehicle, and designed for use with recreational vehicles. The term shall not include decks, patios, awnings, awning tents, screen panels or unenclosed roof projections.