

ARTICLE 5: PERFORMANCE STANDARDS

Section 5.9. CAMPGROUNDS

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following standards (in cases of possible conflict, the stricter shall apply):

- A. A campground must be constructed on at least twenty (20) acres of land and all camping units or structures shall be located at least one hundred (100') feet from any property line and at least four hundred (400') feet from any residence (except residences belonging to the campground owners).
- B. Campsites (i.e. sites where tents, or Recreational Vehicles (RV's) are placed) shall be laid out and screened in such a manner that none are within view from public roads, navigable rivers, existing residences (including from the second floor windows thereof) or approved subdivision lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard, when campsites would otherwise be visible from the locations described above.
- ~~C. No overnight sleeping shall be allowed in vehicles except for Recreational Vehicles (and trailers).~~
- ~~D. Tent sites and sites for recreational vehicles (RVs) shall be laid out so that the density of each developed acre of land does not exceed eleven (11) campsites per acre.~~
- E. Campsites, roads and associated facilities shall not cover more than twenty (20%) percent of the land allocated to the campground.
- F. The area intended for placement of the recreational vehicle, tent, or shelter and utility service buildings, shall be set back a minimum of two hundred and fifty (250') feet from the normal high-water mark of any pond, or river.
- G. Campsites intended for placement of a recreational vehicle, tent shelter or structure for human use will not be permitted in a Resource Protection Zone. Notwithstanding the use limitations of Article 3, a campground may conduct non-intensive recreation, primitive recreation, open space uses in Resource Protection Districts.
- H. A campground shall provide water and sewerage systems, sanitary stations, and convenience facilities in accordance with the regulations of the State Plumbing Code and the State of Maine Department of Human Services. ~~In no case shall fewer than one toilet, lavatory and shower be provided for each sex for every ten (10) camping and tent sites.~~
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- J. A time limit is placed on the occupancy of any one camping space on a continuing basis as follows: Twelve (12) weeks for the period May 15 to October ~~September~~ 15

of each year, and two (2) weeks for all other time. Only camping units such as defined herein (plus a towing vehicle), shall be permitted within any camper park, temporarily or otherwise.

ARTICLE 8: SITE PLAN REVIEW

Section 8.2. APPLICABILITY OF SITE PLAN REVIEW

A person who has right, title, or interest in a parcel of land must obtain site plan approval prior to commencing any of the following activities on the parcel, obtaining a building or plumbing permit for the activities, or undertaking any alteration or improvement of the site including grubbing or grading:

- A. **New Building Construction:** The construction or placement of any new building or structure for a nonresidential use, including accessory buildings and structures used for nonresidential purposes (other than agricultural buildings and campgrounds approved by the Maine Department of Health and Human Services or other licensing agency);
- B. **Expansions of Existing Buildings:** The expansion of an existing nonresidential building or structure, including accessory buildings, that increases the total floor area (other than agricultural buildings); or,
- C. **Creation or Expansion of Parking:** The construction or expansion of nonresidential parking areas and access drives involving an area of more than twenty-five hundred (2,500 sq. ft.) square feet within any three (3) year period (excluding gravel parking areas used for agricultural uses and campgrounds approved by the Maine Department of Health and Human Services or other licensing agency).
- D. **Solar Energy Systems:** The construction or expansion of a medium or large-scale energy system.