

WARRANT ARTICLE IV - Shall an ordinance dated May 7, 2024 and entitled “Amendments to the Land Use Zoning Ordinance regarding Individual Private Campsites” be enacted as set forth below?

Explanation: This Article amends the definition of individual private campsites by adding the number of people who can use one, adding specificity on what site improvements an individual private campsite entails, and clarifying the minimum lot area when they are located in the Shoreland Zone.

SECTION 6 STANDARDS FOR USES, PERMITS AND APPROVALS.

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6B SPECIFIC PERFORMANCE STANDARDS FOR ACTIVITIES AND LAND USES

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6B.9 Individual Private Campsites.

Individual private campsites not associated with campgrounds are allowed provided the following conditions are met:

1. One campsite per lot existing on the effective date of this Ordinance, ~~or thirty thousand (30,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted.~~
2. All individual private campsites on lots located wholly or partially within the shoreland zone shall be located on lots with at least 30,000 square feet of total area.
3. When an individual private campsite is proposed on a lot that contains another principal use and/or structure, the lot must contain the minimum lot dimensional requirements for the principal structure and/or use, and the individual private campsite separately.
4. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
5. Only one recreational vehicle shall be allowed on a campsite. The recreational vehicle shall not be located on any type of permanent foundation except for a

gravel pad, and no structure except a canopy shall be attached to the recreational vehicle.

6. The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.
7. A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the Local Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or landowner is required.
8. When a recreational vehicle, tent or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

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SECTION 8 DEFINITIONS

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INDIVIDUAL PRIVATE CAMPSITE: ~~An area of land which is not associated with a campground, but which is used for tent camping.~~ An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include, among other things, a gravel pad, parking area, fire pit, or tent platform.