

**ARTICLE 19 v3
CAMPGROUNDS**

Statement of Purpose:

These provisions are intended to preserve and maintain the traditional camping atmosphere while, at the same time, complying with town standards in order to maximize compatibility with surrounding land uses. They are intended to avoid health and safety hazards, protect environmental and aesthetic resources, minimize demands on public services, not cause significant disruption to others who either live in or use adjacent areas, and to protect the rural qualities of the community

Adherence to New Hampshire Laws, Statutes and Regulations:

The regulations in this ordinance shall be used in conjunction with NHRSA Chapter 216-I. Adherence to all other applicable NH laws, statutes and regulations shall also apply, including but not limited to NH RSA 227-L Woodland Fire Control, NH RSA 485-A Water Pollution and Waste Disposal, and NH RSA 485-A 23-24 Recreation Camp and Youth Skill Camp. If any provision of this ordinance differs or appears to conflict with any other provision of the Canterbury Zoning Ordinance or the above applicable NH laws, the provision imposing the greater restriction or more stringent standard shall be controlling.

Zoning Districts and Areas Where Permitted:

Campgrounds are permitted with Special Exception in the Agricultural (A) and Rural (R) zones.

Definition, Campgrounds: (see RSA 216-I:1 and RSA 485-A 23 for additional)

A parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency. Forms of use include, but are not limited to, any of the following as defined in RSA 216-I:1: Recreational Vehicles (e.g. motorhomes or vans, pickup campers, recreational trailers, or tent trailers) Tents, Tent platforms and tiny camping cabins. Accessory Dwelling Units or mobile homes are not included. All campsites shall be designated transient.

Town Board Approvals :

Zoning Board Special Exception, Planning Board Site Plan approvals are required.

External Access:

There shall be adequate traffic access to and from a public highway, including safe sight distances in each direction to the Campground to ensure the safety of vehicles, pedestrians or bicycles. There shall be adequate, off highway parking for each campsite. In order to minimize impact on the rural/conservation qualities of the community and protect the health, safety and quality of life of residents along entrance routes, special consideration shall be given to residential density and road conditions along any external roads used for access to the campground. The applicant may be required to upgrade the road proportional to the vehicular impact the campground will

47 have on the Town road. At the cost to the applicant, a traffic impact study, made by
48 independent qualified personnel, may be a condition precedent to approval.

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50 **Gross Campground Area:**

51 The portion of the parcel of land on which the Campground will be developed that
52 remains after removing any area in zones in which campgrounds are prohibited (--) in
53 the Table of Uses. Gross Campground Area shall be no less than 20 acres.

54 **Net Campsite Area:**

55 The portion of Gross Campground Area that remains after removing: The area used by
56 houses, accessory buildings, recreational facilities; and area used by any lakes and
57 rivers.

58 **Number of Campsites and Occupants:**

59 The number of Campsites shall not exceed the ratio of 3 sites per 10 acres of Net
60 Campsite Area. Maximum of 6 people per campsite.

61 **Individual Campsite Size:**

62 marked minimum of 600 square feet shall be provided for each tent site and a minimum
63 of 1,000 square feet shall be provided for each recreational vehicle and recreational
64 campig cabin campsiste, with or without connections to an approved sewage disposal
65 system. An accurate, updated map showing campsite locations and clearly numbered
66 and marked sites shall be maintained. RSA 216-I:2.

67 **Setbacks:**

68 No individual campsite shall be located within 200 feet of a public way, land boundary,
69 or a stream, pond or lake.

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71 Structure setbacks shall conform to Town of Canterbury Zoning Ordinance 5.2, B
72 Structure Setback.

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74 The setback requirements may be subject to modification by the Planning Board, if
75 required, contingent on the configuration of the particular parcel under consideration. If
76 the setback does not provide natural screening, additional requirements in this regard
77 may be imposed by the Planning Board.

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79 **Impact Limitations:**

80 The Zoning Board and/or Planning Board may impose additional or more restrictive
81 impact limiting factors including but not limited to overall campground population,
82 number and type of campsites, setbacks, and types of recreational vehicle
83 accommodations (see Definitions: NHRSA 261-I:1 VII-a, VIII, X). Tent only on current
84 use land. No recreational use of off highway vehicles

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86 **Accessory Buildings:**

87 Permitted accessory buildings in a campground shall be limited to the following:

88 a. Not more than one Single-family dwelling for the owner and/or appropriate
89 staff.

90 b. A campground office.

- 91 c. Service building or buildings which may contain equipment or supplies,
92 recreation rooms and/or workshops. A retail shop for convenience goods
93 designed solely for the occupants of the campground may be included. No
94 attempt shall be made by advertising or other means to hold the availability of
95 such shops out to the general public.
- 96 d. Service building or buildings for sanitary facilities such as lavatories, toilets,
97 showers and/or laundry equipment.
- 98 e. Service building or buildings to accommodate bathers at beach or pool sites
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100 **Recreational Facilities:**

101 Recreational facilities such as, but not limited to, swimming pools, beach facilities
102 docks, tennis courts, sports fields, bandstands, pavilions, golf courses, etc. shall
103 conform to the provisions under this article and all other regulations in the Canterbury
104 Zoning Ordinance that applies to that use.

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106 **Roads:**

- 107 1. Within a campground all roads shall be well drained, graveled or hard surfaced and
108 maintained in good condition.
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110 2. Roadway widths within the campground shall be:
 - 111 a. One-way roads minimum width 12 ft.
 - 112 b. Two-way roads minimum width 20 ft.
 - 113 c. Minimum of 6-foot wide UTV path from road access drives to each campsite.
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115 3. Any roadway over 400 feet in length that “dead ends” shall be terminated with an
116 appropriate cul-de sac or hammer head.
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118 4. If the office of the campground is located adjacent to the entrance, adequate
119 provisions shall be made for the parking of arriving or departing vehicles to preclude any
120 potential back-up on the public ways.
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122 5. In the event the campground ceases to exist as such, all roads will cease to have
123 approved standing for any other use until the Planning Board gives its approval for such
124 subsequent use

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126 **Fire Safety:**

127 The location and arrangement of each campground shall meet the approval of the Chief
128 of the fire department, forest ranger, warden, code enforcement officer or other authority
129 responsible for providing the necessary fire protection services

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131 More than one fire department access road shall be provided when it is determined by
132 the Chief of the fire department that access by a single road could be impaired by
133 vehicle congestion, condition of terrain, climatic conditions, or other factors that could
134 limit access.

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136 Roads shall be designed and constructed to allow evacuation simultaneously with
137 emergency response operations.

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139 When a bridge is required to be used as part of a fire department access road, it shall
140 be constructed and maintained in accordance with nationally recognized standards.

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142 Water supplies and fire suppression devices for fire protection purposes shall meet the
143 requirements of the Chief of the fire department.

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145 Each campground shall have a written evacuation plan approved by Chief of the fire
146 department. The campground operator shall instruct the park staff in the use of the fire
147 protection equipment available in the park and define the staff's specific duties in the
148 event of fire.

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150 **Operational Requirements:**

151 The Campground shall be seasonal, with an annual period of operation that starts no
152 earlier than March 21 and ends no later than November 15th.

153 There shall be a resident caretaker to supervise and maintain the campground during all
154 periods of operation and shall maintain at least one, readily accessible and tested water
155 spigot available per campground.

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157 Campground operations including sound amplification devices and operations of service
158 providers such as refuse removal, deliveries, etc. shall not generate non-residential
159 levels of noise, heat, vibration, glare, smoke, dust, fumes, odors or heat, that can be
160 heard or otherwise experienced in a public place or other private places that would
161 disturb a person of average sensibilities.

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163 No site shall be used as a year-round residence. However, this provision shall not
164 preclude the storage of such units on a campsite when not in use. Maximum cumulative
165 camp stay shall be 30 days or less per year. Snow removal shall be provided as
166 necessary.

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168 No structures shall be added to any campsite or vehicle such as roofs, storage sheds,
169 patios, carports or other improvements.

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171 Recreational vehicles shall be fully licensed at all times and shall not be permitted to
172 deteriorate to a state of repair that would prevent a return to highway use.

173 All persons upon entering a campground shall register as required under NH RSA 216-I
174 5. Said document shall be maintained for a period of seven (7) years and subject to
175 inspection with the owner's permission or by rule of law.

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177 **Water and Sewage Approval:** All Campgrounds shall be approved by the appropriate
178 State agency. Operators shall promptly seek approval from DES to obtain and provide a
179 Department of Energy Services (DES) for water supply under RSA 216-I:3 and its
180 disposal system under RSA 216-I:4, or provide proof from DES that no permit is
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Permits:

The campground operator shall obtain an annual Fire Permit from the Chief of the fire department (or his designee) that upon inspection meets the requirements of the Town of Canterbury and NH RSA 227-L17.

The campground operator shall obtain an annual Operating Permit from the Code Enforcement Officer that certifies, upon inspection, the park meets the requirements of this Ordinance. A fee covering the cost of this inspection, as set by the Board of Selectman and modified from time to time, shall be paid by the applicant. Operation without said permit in force shall be a violation that subjects the campground owner to closure. Application for said Operating Permit shall certify that the owner agrees to the requirements of this Ordinance including its Administrative and Enforcement Procedures.

Administrative and Enforcement Procedures:

Authorities of the Town of Canterbury shall bring violations of this ordinance into compliance. Fines, penalties, revocation of permits, cease and desist, and park closure may be applied as per NH RSA 676.

Occupation of the campground by any persons other than the campground owner or operator or caretaker outside the aforesaid period of operation shall be a violation. The owner shall evict said occupants immediately following the operation ending date or incur a fine of \$500 per day, per occupant, until doing so. Upon failure to remove, the town shall have the right to enter the property and remove said occupants at the owner's expense. The owner shall assume any liability for said town action including but not limited to the cost of alternative housing for said removals that may be required by a court of law.

Partial Exceptions:

1. This article shall not be construed to include the owner-occupant of a residence served by adequate sanitary facilities from accommodating, without compensation, occasional overnight guests in tents, recreational vehicles, or campers placed temporarily within the property of such residence. Owners permission must be obtained.

Other changes other places in Zoning Ordinance:

Other changes to the Canterbury Zoning Ordinance as a result of adopting the above shall be:

Delete from the Table of Uses "Travel trailer parks for temporary dwelling but not for permanent residence". *See new ordinance.*