

**ARTICLE 19 v3
CAMPGROUNDS**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

1. Statement of Purpose:

These provisions are intended to allow Campgrounds as an accessory use to a Principal Residential Use in a manner that complies with this Ordinance to maximize compatibility with surrounding land uses, 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 protect the rural qualities of the community

2. Adherence to New Hampshire Laws, Statutes and Regulations:

All Campgrounds must adhere to all applicable laws, rules, and ordinances, including but not limited to RSA chapter 216-I, RSA chapter 227-L, and RSA chapter 485-A. If any provision of this Ordinance differs or conflicts with any other provision of the Zoning Ordinance or any other applicable law, rule, or ordinance, the provision imposing the greater restriction or more stringent standard shall be controlling.

3. Definitions:

The definitions set forth in RSA 216-I:1 shall apply to this Ordinance.

4. Zoning Districts Where Allowed & Town Approvals:

Campgrounds are permitted in any zone as an accessory use to a Principal Residential Use, provided the property owner obtains a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board.

5. Campground Area & Maximum Number of Campsites and Occupants:

A Campground may only be located on a Property with at least ten acres of land. The maximum number of campsites in a campground shall not exceed the following:

<i>Area of Property</i>	<i>Maximum Number of Campsites</i>
Less than 10 Acres	N/A
10 acres up to 20 acres	2 Campsites
20 acres up to 30 acres	4 Campsites
30 or more acres	6 Campsites

6. Number of Occupants:

No more than six people may occupy each Campsite each night.

7. Individual Campsite Size:

Each Campsite shall be clearly marked and have a minimum of 600 square feet for Tent sites or 1,000 square feet for Recreational Vehicle or Recreational Camping Cabin sites. The property owner must maintain an accurate, updated map showing Campsite locations and numbers. The property owner must annually provide a copy of this map to the Town's Police Department and Fire Department before any Campsite may be rented.

40 **8. Setbacks:**

41 No individual Campsite shall be located within 200 feet of a public way, land boundary,
42 or stream, pond or lake. All structures on the Property must conform to the Zoning
43 Ordinance's setback requirements. See Section 5.2(B).

44
45 The Planning Board may impose more restrictive setback requirements based upon the
46 nature and use of the Property under consideration and the anticipated impacts on
47 neighboring properties and the public. The Planning Board may impose additional
48 screening requirements if the setback area does not provide sufficient natural
49 screening.

50
51 **9. Impact Limitations:**

52 The Zoning Board of Adjustment and Planning Board may impose additional or more
53 restrictive requirements regarding number, type, and area of Campsites, maximum
54 occupancy of Campsites, types of allowable recreational vehicles, and any other
55 requirement that is reasonably necessary to maximize compatibility with surrounding
56 land uses, to avoid health and safety hazards to occupants or the public, to protect
57 environmental and aesthetic resources, to minimize demand on public services, to
58 prevent significant disruption of others who live in or use adjacent properties, or to
59 otherwise protect the rural qualities of the Town.

60
61 **10. Buildings and Facilities:**

62 No additional buildings are allowed to be constructed to serve the Campground unless
63 the Applicant demonstrates that such buildings are necessary for operation of the
64 Campground or to provide water or sanitary services to Campground occupants. All
65 such buildings must conform to all required setbacks.

66
67 **11. Access and Fire Safety:**

68 A Campground shall have adequate, safe vehicular access from a public highway,
69 including sufficient sight distances for vehicles, bicycles, and pedestrians to safely enter
70 and exit the Campground. In determining whether the Campground has adequate
71 vehicular access, the Zoning Board of Adjustment and Planning Board may consider the
72 residential density and road conditions along the public highways that provide access to
73 the Campground. The Zoning Board of Adjustment or Planning Board may require the
74 Applicant to obtain a traffic impact study to assess traffic safety concerns and the need
75 for capital improvements. The Planning Board may assess impact fees in accordance
76 with Article 15 of the Zoning Ordinance.

77
78 Campgrounds that utilize access from a State-owned highway must obtain applicable
79 permits from New Hampshire Department of Transportation to authorize the new or
80 changed use.

81
82 A Campground shall have adequate, off-highway parking for each campsite.

83
84 All internal Campground roads shall be well drained, graveled or hard surfaced, and
85 maintained in good condition.

86

87 Campground roads must provide sufficient emergency access to every Campsite that
88 conforms to the State Fire Code. This includes but is not limited to ensuring sufficient
89 road width, overhead clearance, and turning radius that emergency equipment may
90 access each Campsite. The Zoning Board of Adjustment or Planning Board may
91 require additional access roads if, in the opinion of the Chief of the Fire Department,
92 they are necessary to ensure emergency services can access the Campground and all
93 Campsites.

94

95 The Campground's location, arrangement, access roads, water supplies, fire
96 suppression devices, and evacuation plan shall meet the approval of the Chief of the
97 Fire Department or other authority responsible for providing the necessary fire
98 protection services.

99

100 **12. Operational Requirements:**

101 The Campground shall be seasonal, with an annual operation period that starts no
102 earlier than March 21 and ends no later than November 15. The Campground must
103 provide snow removal as necessary to ensure occupants and emergency services can
104 safely access the Campground.

105

106 No site shall be used as a year-round residence. No occupant shall occupy a
107 Campground for more than 30 days in a calendar year. No structures shall be added to
108 any campsite or vehicle such as roofs, storage sheds, patios, carports or other
109 improvements. Recreational vehicles shall be fully registered at all times and shall not
110 be permitted to deteriorate to a state of repair that would prevent a return to highway
111 use.

112

113 All persons must register with the Campground as required under RSA chapter 216-I
114 upon entering a Campground. The Campground must make this Register open to
115 inspection by local and state law enforcement authorities, local and state fire officials,
116 and local code enforcement officials.

117

118 **13. Water and Sewage Approval:**

119 The Campground must provide a sufficient, DES-approved Water Supply that is capable
120 of servicing every Campsite and that conforms to the requirements of RSA chapter 216-
121 I and all other applicable laws and regulations. The Campground must provide a
122 sufficient DES-approved sewage disposal system that is capable of servicing every
123 Campsite and that conforms to the requirements of RSA chapter 216-I and all other
124 applicable laws and regulations.

125

126 **14. Permits:**

127 The Campground owner shall obtain an annual Fire Permit from the Fire Department
128 that upon inspection meets the requirements of the Town, RSA chapter 227-L, and all
129 other applicable laws, rules, and ordinances.

130

131 The Campground owner shall obtain an annual Operating Permit from the Town's Code
132 Enforcement Officer that certifies, upon inspection, that the Campground meets the
133 requirements of this Ordinance. The Board of Selectmen may set and amend a fee to
134 cover the cost of this inspection.

135
136 **15. Administrative and Enforcement Procedures:**
137 The Town may enforce violations of this Ordinance as set forth in RSA chapter 676
138 and/or by pursuing any other remedy available at law or equity.

139
140 **16. Partial Exceptions:**
141 This Ordinance shall not be construed to prohibit the owner-occupant of a residence
142 served by adequate sanitary facilities from accommodating, without compensation,
143 occasional overnight guests in tents, recreational vehicles, or campers placed
144 temporarily within the property of such residence.

145
146
147
148 **Other changes other places in Zoning Ordinance:**
149 Other changes to the Canterbury Zoning Ordinance as a result of adopting the above
150 shall be:

- 151
152 1. **Section 5.2(6):** Add "Campgrounds must additionally conform to the setback
153 requirements set forth in Article 19."
154
155 2. **Table of Uses:**
156
157 A. Change "Travel trailer parks for temporary dwelling but not for permanent
158 residence" from [SE SE SE - - - - -] to [- - - - -].
159
160 B. Change "Commercial campgrounds" from [SE SE - - - - -] to [- - - - -].

161