

**ARTICLE 19
CAMPGROUNDS**

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, as that statute may be amended, shall apply to this Ordinance.

4. Zoning Districts Where Allowed & Town Approvals:

Campgrounds are permitted in the Agricultural/Conservation or Rural districts as an accessory use to a Principal Residential Use where the property owner resides in the residence, 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

39 locations and numbers and provide a copy of this map to the Town's Police Department
40 and Fire Department.

41 **8. Setbacks:**

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

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

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52 **9. Impact Limitations:**

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

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61 **10. Access and Fire Safety:**

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

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72 Campgrounds that utilize access from a State-owned highway must obtain applicable
73 permits from New Hampshire Department of Transportation to authorize the new or
74 changed use.

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76 A Campground shall have adequate, off-highway parking for each campsite. The
77 Planning Board may impose limitations regarding the maximum number of vehicles that
78 can be parked at each Campsite, or that can be parked at the Campground in total.

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

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85 **11. Operational Requirements:**

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

90
91 No site shall be used as a year-round residence. No structures shall be added to any
92 campsite or vehicle such as roofs, storage sheds, patios, carports or other
93 improvements. Recreational vehicles shall be fully registered at all times and shall not
94 be permitted to deteriorate to a state of repair that would prevent a return to highway
95 use. All recreational vehicles must be removed from all Campsites by November 16.

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

101
102 Campgrounds shall not allow occupants to use off-highway recreational vehicles on the
103 Property.

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105 **12. Water and Sewage Approval:**

106 The Campground must provide a sufficient, DES-approved Water Supply that is capable
107 of servicing every Campsite and that conforms to the requirements of RSA chapter 216-
108 I and all other applicable laws and regulations. The Campground must provide a
109 sufficient DES-approved sewage disposal system that is capable of servicing every
110 Campsite and that conforms to the requirements of RSA chapter 216-I and all other
111 applicable laws and regulations. The Planning Board may impose more restrictive
112 requirements regarding water supply and sewage disposal systems.

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114 **13. Permits:**

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

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119 **14. Administrative and Enforcement Procedures:**

120 The Town may enforce violations of this Ordinance as set forth in RSA chapter 676
121 and/or by pursuing any other remedy available at law or equity.

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123 **15. Partial Exceptions:**

124 This Ordinance shall not be construed to prohibit the owner-occupant of a residence
125 served by adequate sanitary facilities from accommodating, without compensation,
126 occasional overnight guests in tents, recreational vehicles, or campers placed
127 temporarily within the property of such residence.

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131 **Other changes other places in Zoning Ordinance:**
 132 Other changes to the Canterbury Zoning Ordinance as a result of adopting the above
 133 shall be:

135 1. **Section 5.2(6):** Add “Campgrounds must additionally conform to the setback
 136 requirements set forth in Article 19-Campgrounds.”

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 138 2. **Changes to Table of Uses:**
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<u>TABLE OF PRINCIPAL USES</u>	<u>ZONES</u>								
<u>LIST OF USES</u>	A	RU	R	C	I	CHD	NR	SVMPD	

<u>A. Change:</u>	From:								
Travel trailer parks for	SE	SE	SE	--	--	--	--	--	
temporary dwelling but not	To:								
permanent residence.	--	--	--	--	--	--	--	--	

<u>B. Change:</u>									
From:									
Commercial campgrounds	SE	SE	--	--	--	--	--	--	
To:									
Commercial campgrounds- principal use.	--	--	--	--	--	--	--	--	

<u>C. Add:</u>									
Commercial campgrounds- accessory use to single family dwelling principal residential use.	SE	SE	--	--	--	--	--	--	

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