

ARTICLE 19 v2 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) and Tents, Tent platforms and tiny camping cabins. Accessory Dwelling Units or mobile homes are prohibited. All campsites shall be designated transient.

Town Board Approvals :

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

External Access:

Campgrounds with no direct paved road access are limited to tents and camp trailers or pick-up campers of less than 3,500 lbs GVW and 20 ft. length. Larger RVs and Motor Homes must have direct paved road 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 have on the Town road. At the cost to the applicant, a traffic impact study, made by independent qualified personnel, will be a condition precedent to approval.

Gross Campground Area:

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

Open Space:

At least 50% of **Gross** Campground Area shall be reserved for undisturbed open space **or agriculture**, exclusive of lakes, streams, and wetlands.

Net Campsite Area:

The portion of **Gross** Campground Area that remains after removing: Open Space, accessory buildings, or recreational facilities; area in any lakes, streams, and wetlands.

Number of Campsites and Occupants:

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

Individual Campsite Size:

Campsites shall be no less than 2,500 sq. ft. in area, and clearly marked. **An accurate, updated map showing campsite locations and clearly numbered shall be maintained.**

Setbacks:

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

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

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

Impact Limitations:

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

Accessory Buildings:

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

- a. Not more than one Single-family dwelling for the owner and/or appropriate staff.
- b. A campground office.
- c. Service building or buildings which may contain equipment or supplies, recreation rooms and/or workshops. A retail shop for convenience goods designed solely for the occupants of the campground may be included. No attempt shall be made by advertising or other means to hold the availability of such shops out to the general public.
- d. Service building or buildings for sanitary facilities such as lavatories, toilets, showers and/or laundry equipment.
- e. Service building or buildings to accommodate bathers at beach or pool sites

Recreational Facilities:

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

Roads:

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

Fire Safety:

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

More than one fire department access road shall be provided when it is determined by the Chief of the fire department that access by a single road could be impaired by

vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

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

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

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

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

Operational Requirements:

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

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

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

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

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

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

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

Licenses Required: All Campgrounds shall be **approved** by the appropriate State agency, and shall comply with all applicable requirements of State agencies. **Operators**

shall promptly seek approval from DES to obtain and provide a DES water supply permit or provide proof from DES that no permit is required. Operators shall promptly seek approval from DES to obtain and provide a DES individual sewage disposal system permit, or provide proof from DES that no permit is required;

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.

2. A camping vehicle, trailer or mobile home may be used as a temporary dwelling during the construction of a permanent dwelling. Prior to such use, permission shall be obtained from the Board of Selectmen, who shall ensure that adequate sanitary facilities exist on the site. Permission for use of such temporary dwelling shall be limited to a period of six months. Extensions may be granted only by the Board of Selectmen.

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.*