

DIVISION 18. - CAMPGROUND OVERLAY DISTRICT

Changes in the camping and recreational vehicle industry over the past decade have transformed the traditional summertime tent and trailer campgrounds into high density small villages with permanent facilities and resident occupancy for as much as seven months of the year. In addition, a majority of campgrounds in the Old Orchard Beach are legally non-conforming uses that are hamstrung in their abilities to expand and change with market demands. The purpose of the Campground Overlay District (CO) is to establish all existing campgrounds as conforming uses, and to provide performance and design standards that permit the expansion of existing campgrounds, and creation of new campgrounds while mitigating the on and off-site impacts created by the use.

Sec. 78-1221. - Applicability.

The requirements of the campground overlay district shall apply to all campgrounds in all zoning districts, except that campgrounds in operation as of November 5, 2003 shall be included in the campground overlay district only if they are designated as a "registered campground" by the planning board no later than April 1, 2004. Existing campgrounds not so registered shall be governed by the regulations for the zoning district in which they are located and, to the extent they do not comply with such zoning district requirements or with the requirements of this campground overlay district, shall be deemed nonconforming uses, subject to the restrictions and limitations on nonconforming uses contained in article III of this chapter. (Ord. of 11-5-2003(1), § 10.4.1)

Sec. 78-1222. - Permitted uses.

- (a) No hookup campsites.
 - (b) RV campsites.
 - (c) Seasonal campsites.
- (Ord. of 11-5-2003(1), § 10.4.2; Ord. of 4-21-2009(1))

Sec. 78-1223. - Accessory uses.

The following uses shall be permitted by right as accessory uses which are customarily subordinate and incidental to the permitted uses and provided that such accessory uses are reserved primarily for the use of registered occupants and visitors of the campground and not the general public:

- (1) Registration offices, administration and maintenance facilities.
- (2) Active and passive outdoor recreational facilities including but not limited to ball fields, shuffleboard courts, swimming pools, playgrounds, and trails.
- (3) Indoor assembly and recreational facilities.
- (4) Restrooms, washrooms, and shower facilities.
- (5) Self-service and coin operated laundry facilities.
- (6) Convenience stores and retail located at least 100 feet from a public street and not open to members of the public who are not registered occupants or guests of registered occupants of the campground.
- (7) Personal services not open to members of the public who are not registered occupants or guests of registered occupants of the campground.

(8) Private access roads.

(9) Freestanding decks, sheds, and recreational vehicle accessory enclosures by permit only, issued before work is in progress by the code enforcement officer.

(10) Other uses and structures which are customarily incidental to the operation of a campground.

(11) Dumping stations for the discharge of liquid septic and gray water wastes from a recreational vehicle or trailer holding tank. Dumping stations shall be connected to a public sewer, or consist of sealed holding tanks and be approved in design and operation by the Old Orchard Beach Code Enforcement Officer.

Dumping stations are for the use of registered occupants of the campground only.

(Ord. of 11-5-2003(1), § 10.4.3)

Sec. 78-1224. - Conditional uses.

Park model trailer/recreation vehicle sales and service provided the activity is permitted in the underlying district and meets conditional use permitting and standards of article VII of the zoning ordinance.

(Ord. of 11-5-2003(1), § 10.4.4; Ord. of 4-21-2009(1))

Sec. 78-1225. - Prohibited uses.

No trailer, recreational vehicle or mobile home which contains more than 400 square feet of floor area shall be located on any campsite or occupied anywhere within a campground.

Space and Bulk Requirements

Site Element	Standard		
Minimum Campground Area-New Campgrounds	20 acres		
Maximum Campground Area	80 acres		
Minimum open space	15%		
	<i>No hookup</i>	<i>RV</i>	<i>Seasonal</i>
Campsite Density	1 site/2,000 s.f. NDD	1 site/2,500 s.f NDD	1 site/2,500 s.f NDD
Campsite density in a Shoreland Zone	1 site/5,000 s.f NDD*	1 site/5,000 s.f NDD*	1 site/5,000 s.f.NDD*
Minimum Site Width	25 feet	30 feet	40 feet
Minimum Site Length	30 feet	40 feet	50 feet
<i>Site and Building Setbacks</i>	<i>From Public Road</i>	<i>Side Yard/Rear Property Line</i>	<i>From Residential Property Line</i>
No hookup Campsite	25 feet	20 feet	25 feet

RV and Seasonal Campsites	30 feet	30 feet	30 feet
Building Setback	Same as underlying district	Same as underlying district	50 feet
Swimming Pools and Outdoor recreational facilities	25 feet	20 feet	25 feet

NDD= Net Development Density

(Ord. of 11-5-2003(1), § 10.4.4.5; Ord. of 4-21-2009(1))

Sec. 78-1226. - Registration of existing campground.

All existing campgrounds seeking designation as a registered campground under section 78-1221 herein shall make application to the planning board on forms available from the planning department.

(1) *Application for registered campground status.* Applicants shall submit an application to the planning board on forms provided by the planning department and containing the following:

a. An existing conditions site plan consisting of either:

(i) An aerial photograph no later than one year old taken by a qualified aerial mapping company, accompanied by a site plan of the campground showing the boundaries of the property, the limits of existing operations, roads, buildings, and the approximate location of sites. Such site plan need not be prepared by a surveyor or professional engineer, but shall be legible and sufficiently detailed to permit verification of existing conditions, or alternatively,

(ii) A property survey prepared and sealed by a licensed land surveyor showing the parcel property lines and the location of all campsites, roads and parking lots, sanitary facilities, recreational and retail facilities, and all other relevant infrastructure.

This existing conditions site plan shall identify and label all sites as either a primitive campsite, RV campsite, or a seasonal campsite and shall correlate with the inventory of campsites recorded by the code enforcement officer in the official document entitled "Campground Inspections, 1999".

b. Copy of the 1999 Assessor's Property Card documenting the number and type of existing camping sites, and all other structures and facilities currently operating on the property.

c. Copy of the most recent business license, as granted by the Old Orchard Beach Town Council.

(2) *Review for compliance.* The planning board shall review submitted plans and documents and shall determine compliance with the number and type of campsites and campground improvements listed in the Campsite Inspections 1999 inventory and the 1999 Assessor's Records. After conducting a public hearing on the application, those existing campgrounds deemed in compliance with 1999 inventory data shall be designated as registered campgrounds and included in the overlay district.

Sites and facilities not accounted for in these inventories shall either be eliminated from the property and restored to a natural condition by the applicant or the applicant shall demonstrate that the unaccounted sites/facilities meet all use, space and bulk, and performance standards of division 18 herein.

(Ord. of 11-5-2003(1), § 10.4.5)

Sec. 78-1227. - Permits required.

(a) *Activities requiring permit:* No new permitted or accessory uses shall be created or developed in the campground overlay district, and no campsite upgrades undertaken, without first obtaining a permit as set forth in this section.

(b) *Campsite upgrades and improvements:* Upgrades or improvements to an existing licensed sites or recreational areas involving, in each case, no more than 3,500 square feet of land area and 25 cubic yards of earth material, may be allowed by a permit issued by the code enforcement officer. Upgrades or improvements to an existing licensed site or recreational area involving, in each case, more than 3,500 square feet of land area and 25 cubic yards of earth material may be allowed as an administrative site plan review in accordance with subsection (c). For purposes of this [division 18](#), earth material shall not include wood chips, compost, bark mulch, loam, or stone.

(c) *Campground expansions:* Provided such sites satisfy the performance standards set forth in the campground overlay district, up to five new sites may be created in any calendar year as an administrative site plan review. Within 30 days of ruling that the application is a complete application, the town planner and code enforcement officer shall approve, approve with conditions, or deny the application based on criteria set forth in this [division 18](#) and pursuant to [section 78-216\(d\)](#) herein.

(1) It shall be a condition of such approval that abandoned campsites be restored to a natural condition, and that any new campsites do not adversely impact stormwater watersheds within the property.

(2) All other campground expansions shall require plenary site plan approval.

(d) *Utility line installation:*

(1) No electrical service line shall be installed without first obtaining all required electrical permits from the municipal building department.

(2) All new wastewater sewer collectors shall receive permits and be installed in compliance with the Old Orchard Beach Sewer Ordinance. All new campsite risers shall receive permits from the municipal code enforcement officer prior to installation.

(e) *[Plenary site plan review:]* Establishment of a new campground shall require plenary site plan review under article IV. In addition to the submissions required by subsection [78-215\(c\)](#), an application to establish a new campground shall include plans showing the location and width of all roads, the location and boundaries of all service and recreation areas, and the number, dimensions and locations of all campsites identified by type (primitive campsite, RV campsite or seasonal campsite).

(Ord. of 11-5-2003(1), § 10.4.7)

Sec. 78-1228. - Exemptions.

The following activities shall be exempted from site plan review:

(1) Installation of bark mulch, woodchips, compost and loam for landscaping and play surfaces purposes.

(2) Regrading, repair and maintenance of internal roadways and parking areas provided facility dimensions are not expanded beyond existing conditions and existing stormwater drainage patterns are not altered.

(3) Addition of no more than four inches of crushed stone and/ or gravel to existing driveways, parking areas, drainage facilities, and play areas.

(4) Normal maintenance of any approved and permitted facility.

(5) The enlargement, conversion or modification of a structure containing less than 500 square feet of new floor area may be allowed by a permit issued by the code enforcement officer.

(6) Subject to the provisions of this [division 18](#), and provided such changes do not increase the number of sites or overall land area being occupied by such sites, and provided further that the impact of the change is not substantially different from, or greater than, the impact prior thereto, the code enforcement officer may

also permit campgrounds to rearrange and upgrade existing sites within the campground. If the code enforcement officer determines that the proposed land or building improvements will, either alone or in combination with other such improvements permitted by the CEO in the prior twelve month period, produce a material adverse community impact with respect to storm water runoff, erosion, sedimentation, sewage disposal, or traffic, the permit for such land or building improvements shall be referred for site plan review under article IV of this chapter.

(Ord. of 11-5-2003(1), § 10.4.8)

Sec. 78-1229. - Performance standards.

The following performance standards shall apply to any campground expansions or campsite upgrades in the campground overlay district, but shall not affect existing conditions, buildings or sites:

(1) Buffering.

- a. The perimeter of all campgrounds shall be visually-screened from adjacent properties in accordance with the standards of article VIII, division 7 of this zoning ordinance.
- b. Where campgrounds abut a residential property, the boundary and uses along the campground perimeter shall be visually buffered in accordance with the standards of article VIII, division 7 of this zoning ordinance.
- c. With the exception of the main entrance and associated registration building, no campsites, recreation areas, roadways, service areas or other improved areas shall be located within 100 feet of any property line, and the 100-foot buffer shall be kept in a natural vegetated state. The requirements of this subsection [78-1229\(1\)c.](#) shall apply to all campgrounds established after January 1, 2000 and to extensions of existing campgrounds onto land which was not part of the registered campground approved by the planning board under [section 78-1226](#), but shall not apply to campsite upgrades and campground expansions within a registered campground.

(2) Signage.

- a. *Maximum area:* Campgrounds shall be permitted a maximum of 30 square foot of signage within view of a public way. Those campgrounds with entrances on different public streets shall be permitted one 30-square-foot sign per driveway entrance to a maximum of sixty square feet total per campground.
- b. *Sign lighting:* All proposed signs may be illuminated by one or more shielded external light fixtures affixed to the building, the sign, or uplights emanating from the ground. Internally-lighted signs shall consist of light hue lettering in a dark hue background.
- c. *Letterboard:* Any proposed letter board visible from a street must be integrated into the overall design of the permitted sign.
- d. *Height:* No sign shall exceed ten feet in height from the ground.
- e. *Within a campground:* There is no limit to informational signs within a campground.

(3) Parking and circulation.

- a. Number of parking spaces:
 - i. One off-road parking space shall be provided at each no hookup campsite and RV campsite.
 - ii. Two off-road parking spaces shall be provided at each seasonal campsite.
 - iii. On-site coin-operated laundry facilities shall provide two parking spaces.

(4) *Internal roadways.* All internal roadways in a campground overlay district shall be classified as driveways. Roads designated for one-way traffic shall be a minimum of ten feet wide, and roads designed for two-way travel shall be a minimum of 15 feet wide. In order to preserve the rustic character of the campground setting, driveway surface materials are permitted to remain as gravel or crushed stone,

provided that the use of these materials is not determined by the planning board to pose an erosion or sedimentation hazard.

(5) Lighting.

- a. No Campground lighting of buildings or road shall shed more than 0.1 foot-candles of illumination on any adjacent residential property.
- b. All external lighting shall consist of shielded luminaries or downlights so as not to produce point sources of glare and nuisances to adjacent properties and motorists on nearby streets.
- c. No outdoor lights serving as illumination for athletic fields and located within 100 feet of a residential property shall operate beyond 10:00 p.m.

(6) *Time of operation*: Except for storage of unoccupied recreational vehicles, campgrounds shall be open and campsites occupied only from April 1 to October 31 of any calendar year.

(7) *Washrooms and sanitary facilities*. All campgrounds shall provide washroom and sanitary facilities in accordance with pertinent provisions of the Old Orchard Beach Ordinance for Campgrounds and Recreational Vehicles (Chapter 18 Division IX) and the most up-to-date State of Maine campground regulations.

(8) Provision of emergency access.

a. *Emergency vehicular access*: A secondary emergency vehicle access point shall be constructed a street within two years of receiving designation as a registered campground. Said emergency access shall consist of a 15-foot wide driveway connecting the internal campground road to a public or private street and shall consist of a gravel or crushed stone surface, access gate fitted security lock system that is operable and accessible to municipal emergency services.

b. *Pedestrian evacuation egress*: In those situations where the planning board determines that an emergency vehicular access to a street is infeasible, a registered campground shall install a "pedestrian evacuation egress" within two years of receiving designation as a registered campground. Said *pedestrian evacuation egress* shall consist of a ten-foot wide path consisting of gravel, bark mulch, or pavement that connects a major driveway or footpath within the campground to an off-site path, sidewalk, or open space and is of suitable gradient and dimension to accommodate the rapid evacuation of pedestrians from the campground in the event of an emergency. The pedestrian evacuation egress shall also be gated to restrict unauthorized access to the campground and shall be outfitted with a security lock system that is operable and accessible by municipal emergency services.

(Ord. of 11-5-2003(1), § 10.4.9; Ord. of 4-21-2009(1))

Secs. 78-1230—78-1235. - Reserved.

FOOTNOTE(S):

⁽¹⁰⁶⁾ **Cross reference**— Campgrounds, § 18-521 et seq. ([Back](#))