806 CAMPGROUNDS

806.1 Purpose and Applicability. This Section establishes standards for campground construction, operations, and maintenance that promote public health, safety and welfare and shall apply to all campground construction in the City of Ellsworth.

806.2 All Other Codes Apply. Campgrounds must comply with all applicable provisions of the UDO and Chapter 4 (Fire Protection and Prevention).

806.3 Date. This Section shall be effective immediately after passage by the City Council.

806.4 Management. The owner or manager of the campground shall be responsible for operating the premises in accordance with all applicable City Code provisions and State regulations. The maintenance of all open space areas, roads, and utilities in a campground shall be the responsibility of its owner or manager.

A. Posted Rules. The owner shall post the campground rules in a clearly legible format at the entrance or registration office, and at any common building. The posted rules shall include, at minimum:

1. Quiet hours, during which no amplified sound shall be audible beyond the campground property line, shall align with the city noise ordinance (Chapter 23).

2. The name and 24-hour telephone number of the Responsible Manager(s). If the number changes, the new number must be submitted to the Code Department.

3. The maximum number of vehicles permitted per campsite.

806.5 Occupancy No campsite shall be used as a permanent dwelling place. Permanent occupancy of a dwelling in the campground shall only be allowed for the purpose of housing the owner and/or caretaker of the campground.

806.6 General Design Standards. Campgrounds shall conform to the minimum requirements imposed under State licensing regulations and this Section 806. In cases of conflict, the stricter rules shall apply.

806.7 Location and Size. All campgrounds shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water. Campgrounds shall be located on a parcel not less than 2 acres in size.

806.8 Recreation Area. No less than 10% of the total developed area of any campground shall be devoted to common recreational areas with facilities, such as playgrounds, trails, swimming pools or community buildings on suitable land for the stated purpose. Areas designated as vegetated buffers do not count toward the minimum recreation area.

806.9 Landscaping. Wooded areas and individual trees shall be preserved where practical. Vegetative cover such as grass shall be provided for land area not paved, graveled or occupied by a structure. Other planting shall be established to create an attractive setting for campsites, promote privacy, minimize glare, and provide shade.

806.10 Buffer Strips. Campgrounds shall be designed to provide a vegetated buffer of at least 50 feet deep between the front boundary of the ~~park~~campground and campsites and 25 feet

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deep between campsites and the side and rear boundaries of the ~~park~~ campground, except as provided in Subsection A. Buffer depth is measured perpendicular to the property line.~~.~~

A. Increased buffer adjacent to existing dwellings. Along any boundary that abuts a lot containing a dwelling existing on the date a complete application is filed, the buffer shall be at least 50-ft deep, regardless of the distance between the campsite and the dwelling. This subsection does not apply to a dwelling on the campground lot itself or on a lot under the same ownership.

B. Screening standard. The buffer shall contain a continuous screen that:

1. consists of evergreen trees and shrubs planted in at least three staggered rows, each plant at least 6-ft tall at planting.

2. blocks at least 80% of the view of the campground from the abutting dwelling's lot, measured year-round, within 5-years of planting; and

3. reaches a height of at least 8-ft within that period.

Existing vegetation may count toward this standard only where the Planning Board finds it meets the same opacity and height requirements. A fence, berm, or combination of the two may substitute for part of the planted screen where the Planning Board finds the combined screen achieves the same opacity.

C. Protected area. The following shall not be located within the buffer: campsites, parking, vehicles and rigs, structures, storage, fire rings, and mowed areas. The following are permitted: the driveway entrance, required utility crossings, drainage and stormwater features, signage, and walking paths no wider than 4-ft. Permitted crossings and the driveway entrance shall be designed to minimize interruption of the screen, including offset or curved alignments where feasible.

D. Maintenance and replacement. The owner shall maintain the buffer in healthy condition and shall replace dead, diseased, or missing plantings within one growing season. The owner will continue to maintain all buffers in accordance with the approved plan for the life of the project. The Code Enforcement Officer may inspect the buffer at reasonable times upon notice to the owner. Failure to maintain the buffer is a violation of this ordinance. Alternate buffering or fencing approved by the Planning Board must be equally maintained and replaced.

E. Alternate buffering. The Planning Board may approve alternative buffering or fencing where topography, wetlands, wildlife habitat, or other site constraints make compliance with this section impractical, if the Board finds in writing that the alternative provides screening and separation equal to or greater than that required by Subsections A through C. Fences or walls must be 6-ft high when used to meet the buffer requirement. Fences or walls must be placed where they can be easily maintained on both sides, preferably on the interior side of the buffer strip.

806.11 Utilities. All utilities shall be designed by a licensed civil engineer in the State of Maine to applicable state and local codes, installed and maintained by the campground owner.

806.12 Water Supply. Water supply to campgrounds shall conform to the rules of the Department of Human Services, relating to tent and recreational vehicle ~~parks~~ campgrounds and

wilderness recreational parks. A Campground with any property line located within 600 feet of a public water main shall provide a water system connected into the public system.

806.13 Toilet Facilities. Campgrounds serving primitive campsites (those without self-contained camper units with sanitary hook-ups) shall have adequate toilet facilities in compliance with the Maine Subsurface Wastewater Rules, codified at 10-144 C.M.R. ch. 241.

806.14 Wastewater Disposal. Sewage disposal plans shall be designed by a licensed civil engineer in full compliance with the requirements of the Maine Subsurface Wastewater Disposal Rules, codified at 10-144 C.M.R. ch. 241. A campground with any property line located within 600 feet of a public sewer system shall connect to the public sewer system, per Chapter 5 (Public and Private Sewers).

806.15 Campfires. Open fires shall be permitted only in areas designated on the plan of said ~~park~~ campground as cooking areas. Facilities for such fires must meet the approval of the City Fire Chief with respect to their location and construction.

806.16 Rubbish Disposal. Adequate containers with tight fitting animal-proof covers shall be provided by the campground operator or other means approved by the Code Enforcement Officer.

STATE LAW REFERENCE—22 M.R.S.A. CH. 562 (EATING ESTABLISHMENTS, LODGING PLACES, CAMPGROUNDS, RECREATIONAL AND SPORTING CAMPS, YOUTH CAMPS, PUBLIC POOLS AND PUBLIC SPAS).

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