

# **TRAVEL TRAILER, MOTORIZED HOME PARK AND CAMPGROUND ORDINANCE**

## **TOWN OF LAMOINE, MAINE**

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Enacted: March 10, 1979  
Amended: March 16, 2011

TOWN OF LAMOINE, MAINE  
TRAVEL TRAILER, MOTORIZED HOME PARK  
AND CAMPGROUND ORDINANCE

**Section 1: Enactment Clause**

There be and is hereby established the following regulations governing travel trailers, motorized homes and camping grounds in the Town of Lamoine.

**Section 2: Short Title.**

This ordinance shall be known and may be cited as the “Travel Trailer, Motorized Home Park and Campground Ordinance of the Town of Lamoine, March 10, 1979.”

**Section 3: Purpose**

The provisions of this Ordinance are enacted for the purpose of protecting public health, safety and general welfare of residents and transients in this Town, to prevent overcrowding and unsanitary conditions on real estate and to establish minimum requirements for the construction and operation of motorized home parks, travel trailer parks, or tenting campgrounds in the Town of Lamoine. The standards and requirements of this Ordinance are intended to provide wholesome community environment, adequate public services, to conserve natural resources, which construction will provide a desirable recreational facility.

**Section 4: Application, Non-conformance and Saving Clause.**

Any lawful motorized home park, travel trailer park, or campground existing at the time of adoption of this Ordinance or amendments thereto, may be continued although such park or campground does not conform to the provisions of this Ordinance. Any non-conforming use which has been discontinued for a continuous period of one year shall not be re-established except in conformity with this Ordinance.

A lawful non-conforming park or campground shall have an operating permit, renewed every year, subject to conformity with the regulations in effect at the time the park was established. No non-conforming park or campground may be expanded, added to, or changed except in conformity with this Ordinance. In cases where a park or campground is expanded, added to or changed, only the area expanded, added to or changed must conform with this ordinance.

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance, should be declared invalid by Court action, for any reason whatsoever, such decision shall

not affect the remaining portions of this Ordinance, which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby declared to be severable.

### **Section 5: Definitions**

- A. **Travel Trailer** – A vehicle designed to be moved on wheels and intended as a temporary dwelling for travel, recreation or vacation use. This term shall also include campers, camper-trailers, motorized homes, vans and other short term sheltered vehicles and devices.
  
- B. **Travel Trailer, Motorized Home Park or Campground** – Any parcel of land which contains or is designed, laid out or adapted to accommodate travel trailers, motorized homes, tents or devices.

### **Section 6: Permit Required**

No person, firm or corporation shall construct a new travel trailer, motorized home park or campground or alter or expand an existing travel trailer, motorized home park or campground unless such person, firm or corporation holds a valid travel trailer, motorized home park or campground construction permit. Such permit shall be issued by the code enforcement officer after approval of the Lamoine Planning board. All parks shall have a minimum of thirty (30) sites.

- A. **Fees** –An application for any permit required by this ordinance shall be accompanied by fee(s) as established by the Lamoine Board of Selectmen. No action shall be taken on any application until the fee(s) have been received by the Town. The application fee(s) shall not be refundable. The fee(s) shall be paid to the Town of Lamoine and shall accrue to the Code Enforcement Fund to be used for the administration and enforcement of town ordinances. A Schedule of Fees is located at the Town Office.
  
- B. **Application** – The application shall be submitted in triplicate to the Planning Board at least thirty (30) days prior to a regular Planning Board meeting. Said application shall contain a proposed plan of the park or campground drawn to scale at 50 feet to the inch showing the following:
  - 1. Name and address of the applicant and of the landowner.
  - 2. Name and address of the abutting property owners.
  - 3. Number, description and dimension of each site.
  - 4. The locations and size of all proposed buildings.
  - 5. The width, length, location and construction of all roads.
  - 6. The location of utility lines, size of all water and sewer lines, and electrical lines and connections.
  - 7. The location and capacity of sewage disposal stations.
  - 8. The results of tests of soil suitability

9. Other pertinent information as requested by the Planning Board to assist them in the proposed application.
  10. Information showing compliance with minimum standards.
  11. All plumbing and sewage treatment facilities must comply with the Maine State Plumbing code.
- C. Within sixty (60) days of the next regular Planning Board meeting after the submission of a complete application for the proposed campground construction permit, the Planning Board shall hold a public hearing on the application, said notice shall be published in an area newspaper at least twice, date of first publication to be at least 7 days prior to the hearing.
  - D. Within thirty days of said hearing the Planning Board shall complete its evaluation of the application and notify in writing its decision to approve or deny said permit.
  - E. The Planning Board shall consider whether to approve, approve with conditions, or deny issuance of a construction permit with regard for the following:
    1. The location and adequacy with respect to the existing land use in the area, the effect on the natural environment to sustain such use, and the effect on other applicable ordinances of the Town of Lamoine.
    2. The designs of the facilities with respect to the adequacy of the sites to assure favorable conditions for the safety, health and convenience of campground users.

**Section 7: Standards.**

- A. Campgrounds shall be located on a single parcel of land having a minimum of twenty (20) acres.
- B. A minimum of thirty (30) sites shall be completed and provided with all utilities and facilities before occupancy.
- C. There shall be no unit within fifty (50) feet of any campground boundary nor within twenty-five(25) feet from any campground road.
- D. All campgrounds shall be located on well drained ground, properly graded to insure rapid drainage and be free from stagnant pools of water. The area shall not be exposed to objectionable smoke, noise, odors or any adverse influences which would expose persons or property to hazards.
- E. A park or campground shall provide water and sewage systems, sanitary stations, and convenience facilities in accordance with the regulations of the State Plumbing Code and the State of Maine Department of Human Services. In no case shall fewer than one toilet, lavatory and shower be provided for each sex for every ten (10) camping and tent sites. Water system shall be capable of delivering 100 gallons per day per lot.

- F. Electrical distribution systems including electrical connections for trailers shall be installed and maintained in accordance with applicable state and local codes.
- G. **Streets** – Design and construction of all park or campground streets shall be in accordance with the specifications established in the Planning Board Subdivision Regulation.
- H. **Landscaping** – Lawns and other ground cover shall be installed on all areas not covered by buildings, roads, parking lots, driveways or walkways; planting beds woods and ravines to be preserved in their natural state.
- I. **Screening** – Where no natural vegetative buffering exists, buffering will be developed at least 15 feet wide and not less than eight feet high containing trees, shrubs, fences, walls, berms, or any combination thereof to screen boundaries visible from town roads or existing houses.
- J. **Refuse Disposal** – The storage, collection and disposal of refuse shall be so conducted as to create no health hazards, rodents, insect breeding areas, accidents, fire hazards, or air pollution. All refuse containers are to be fly-proof, rodent-proof, water tight and in sufficient numbers to serve the needs and convenience of all tenants. All such containers shall be disposed of by the park management by transporting to an approved disposal area and emptied daily.
- K. **Fire Protection** -- Fire extinguishers capable of dealing with both electrical and wood fires shall be kept in all service buildings. A campground shall provide suitable ingress and egress so that every site may be readily serviced in emergencies.
- L. **Service Buildings** – Service buildings intended for the sale of food, supplies, wood, etc. shall be for the paying patrons of the park or their guests and not for the general public.

## **Section 8: Site Standards**

- A. Each recreational vehicle, tent or shelter site shall contain a minimum of 3,000 square feet, not including roads and driveways, except it shall be 5,000 square feet when within 250 feet of normal high water elevation of a body of water. Minimum frontage along the traveled way shall be 75 feet, and minimum frontage along any shore shall be 100 feet.
- B. All sites shall be arranged so that there will be a minimum of 30 feet between each travel unit.
- C. Each site shall be located not less than 100 feet from a service building, nor more than 500 feet from a service building.
- D. All campgrounds and each site shall be provided with safe and convenient access from abutting public streets or roads.
- E. Adequate space for at least two vehicles shall be provided on each tent, trailer or motorized home site.
- F. Dead end roads shall have a minimum of 80 feet turning radius at the closed end.

- G. Each site shall be provided with a picnic table, trash receptacle and a fireplace approved by the Code Enforcement Officer.

**Section 9: Yearly Operating Permit**

Any person, firm or corporation shall hold a valid operating permit issued by the Code Enforcement officer of the Town of Lamoine. Such permit shall be valid only for the calendar year in which it was issued. It shall be issued after final approval of the construction plan. The fee shall be \$50.00 yearly for renewal permits after inspection and determination by the Code Enforcement Officer that the campground continues to conform to all provisions of this ordinance. This fee shall accompany a renewal application prior to the campground opening for the season.

**Section 10: Responsibility.**

The management of campground or parks shall be responsible for operating their respective parks in accordance with all town codes and ordinances and all state laws and regulations. The maintenance of all open-space areas, roads, and utilities in a park shall be the responsibility of the park management.

**Section 11: Restriction.**

There shall be no commercial sale of travel trailers, motorized homes, campers or other recreational-use vehicles or devices permitted within a park established within this ordinance.

**Section 12: Enforcement and Penalties.**

- A. **Inspections** – The Code Enforcement Officer shall make inspections annually prior to issuing an operating permit and periodically to determine the conditions of all travel trailer parks and campgrounds now or hereafter located in the Town of Lamoine. Said Officer shall have the power to enter and inspect or investigate conditions relating to the requirements of this ordinance. Operating permits must be displayed in a public place within said park during the time the park is open.
- B. **Violations** – If the Code Enforcement Officer locates a violation of any of the provisions of this ordinance, the said officer shall issue a written summons requiring the correction of the alleged illegal act within thirty (30) days from the date of said summons.
- C. **Penalties** – If after the said thirty (30) days of the issuance of the summons, any person, firm or corporation is still in violation of said summons, the fine shall be not more than \$500.00 and each day that a violation exists shall be deemed a separate offense.

D. **Fees** – Fees shall be distributed in the following manner: For each new park the \$100.00 fee will accrue to the Town of Lamoine General Fund; New park site fees of \$10.00 per site will be paid to the Code Enforcement Officer.

Renewal permit fees: \$35.00 to the Code Enforcement Officer and \$15.00 to the Town of Lamoine General Fund.

Fines: Fines and Court fees generated as a result of infractions of this ordinance will accrue to the Code Enforcement Fund.

**Section 13: Effective Date.**

This ordinance shall become effective immediately after it has been accepted by a legally called town meeting and shall supercede any and all previous ordinances.

Dated at Lamoine, Maine this 31<sup>st</sup> day of January in the year of our Lord, One Thousand Nine Hundred and Seventy-Nine.

/s/	ASHLEY L. STRATTON
/s/	ALLEN C. HODGKINS
/s/	FRANCIS S. KARST

This ordinance was amended by a majority vote at the annual town meeting on March 16, 2011

_____	Cynthia Donaldson
_____	S. Josephine Cooper
_____	Richard E. Fennelly, Jr.
_____	Gary McFarland
_____	William Brann

*The Lamoine Board of Selectmen (signed April 7, 2011)*

Attest: A True Copy

_____	Stuart Marckoon, Deputy town Clerk
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