

# **Town of Arundel**

## **Camping Vehicle Temporary Occupancy Ordinance**

### **SECTION 1: PURPOSE**

The purpose and intent of this ordinance is to insure that the temporary occupancy of campers and recreational vehicles within the corporate limits of the Town of Arundel shall be conducted in a manner that protects public health and safety, insures the safe and legal disposal of human waste and wastewater, restricts the use of non-standard electrical power sources and portable heating devices, protects surface and subsurface water quality, minimizes fire exposures and overcrowding, preserves property values, prohibits the creation of substandard permanent housing stock.

### **SECTION II: DEFINITIONS**

For the purpose of this Ordinance, the following definitions shall apply:

**CAMPGROUND:** Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged.

**CAMPING TRAILER:** A trailer constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use

**MOTOR HOME:** A motor vehicle designed to provide temporary living quarters for recreational, camping or travel use that contains at least 4 of the following as permanently installed independent systems that meet the National Fire Protection Association standard for recreational vehicles:

- A. A cooking facility with an on-board fuel source;
- B. A potable water supply system that includes at least a sink, a faucet and a water tank with an exterior service supply connection;
- C. A toilet with exterior evacuation;
- D. A gas or electric refrigerator;
- E. A heating or air-conditioning system with an on-board power or fuel source separate from the vehicle engine; and
- F. A 110-volt to 125-volt electric power supply.

**PARK TRAILER OR PARK MODEL TRAILER:** A structure, not exceeding 400 square feet in area, and transported by and off loadable from a trailer designed with connections to site utilities necessary for the operation of installed fixtures and appliances. A "Park Trailer" is classified as a recreational vehicle and not as a mobile home.

**PERSON:** Natural persons, partnerships, associations and all other bodies corporate or public.

**RECREATIONAL VEHICLE.** "Recreational vehicle" means a vehicle that is either self-propelled or towed by a consumer-owned tow vehicle, is primarily designed to provide temporary living quarters for recreational, camping or travel use, complies with all applicable federal vehicle regulations and does not require special highway movement permits to legally use the highways. "Recreational vehicle" includes motor homes, travel trailers, fifth-wheel trailers and folding camping trailers

**SEWAGE:** Sewage shall mean all liquids and water waste from sinks, bathing, washing, and toilet facilities.

**STRUCTURE:** Anything constructed or erected, the use of which requires a fixed location on or in the ground, or an attachment to something having a fixed location on or in the ground, excluding sidewalks, field or garden walls, fences, flagpoles, driveways, and parking lots. All structures shall be subject to the Space & Bulk requirements of the Arundel Land Use Ordinance and the standards of the Maine UBC code.

**TEMPORARY HUMAN HABITATION:** The occupation of a camper vehicle or other non-permanent structure for a period of time not to exceed the limits set forth in this Ordinance.

**TEMPORARY SHELTER:** A physical shelter having form and substance, including, but not limited to floor, walls, windows, doors and a roof, which is not permanently affixed to a foundation and whose supplies of potable water, sewage disposal and electrical current, among other utility services, are not permanently attached or incorporated into the design of the structure in accord with applicable state or local codes. For the purposes of this ordinance, tents shall be considered “temporary shelters” but “Pop-Up tent trailers” shall be classified as “recreational vehicles”.

**TEMPORARY CAMPING VEHICLES:** Shall mean a “Camping Trailer”, a “Motor Home”, a “Recreational Vehicle”, a “Park Model Trailer”, or a bus, truck trailer, or other motor vehicle that has been converted to accommodate sleeping and or living quarters. In order to be considered as a recreational vehicle and not as a structure, the unit must remain with its tires on the ground, and must be able to be registered with a state division of motor vehicles or similar agency, unless a park model located within a legal commercial campground.

**TOWN:** Shall mean the Town of Arundel.

**TRUCK CAMPER:** A portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a truck

## **SECTION III: OCCUPANCY LIMITATIONS**

### **3.1 Storage of Temporary Camping Vehicles**

Temporary Camping Vehicles may be parked or stored on private property within The Town of Arundel, provided:

1. Such vehicles are not used for living or sleeping purposes during the time they are stored or parked on the property; and
2. The stored or parked recreational vehicle does not constitute a nuisance to the public or a fire hazard, and
3. The parking or storage of the Temporary Camping Vehicles is in compliance with all sections of the Arundel Land Use Ordinance.

### **3.2 Limitations on Occupancy:**

1. **Residential Properties:** Persons may occupy a Temporary Camping Vehicle and /or temporary shelters located on a residential property for a period not to exceed *thirty (30) cumulative days* within a 12 month period, provided;
  - a. The occupants are not charged a fee for use of the Temporary Camping Vehicle and /or temporary shelter;

b. Persons occupying the dwelling unit on the property have granted permission to the Temporary Camping Vehicle / temporary shelter occupants to use the householder's toilet and washing facilities;

c. No more than three (3) Temporary Camping Vehicles and/or temporary shelters are so occupied on the property during any twelve month period.

2. **Business Properties:** No Temporary Camping Vehicle or temporary shelter located on a property in a business zone shall be occupied unless legal residential dwelling unit is located on the property, in which case the standards of Section 3.2.1 herein shall apply.

**3.3: Special Events:** In order to accommodate family reunions, weddings, carnivals, and community festivals, and other Special Events involving less than 125 attendees, the Code Enforcement Officer may grant permission for persons to exceed the use and density limitations cited in Section 3.2, subject to the following limitations:

1. **Maximum Duration:** No special event shall be exceed 10-day duration, nor shall a single property host more than three (3) such special events in any 12 month period.

2. **Sanitary Facilities:** Permittees shall provide adequate sanitary facilities, in the form of “Port-A-Potties”, portable restrooms, and wash facilities to accommodate the projected demand as determined by the Maine State Plumbing Code and the Arundel Code Enforcement Officer.

3. **Mass Gathering Permit:** In instances where Special Events may attract more than 125 attendees, the issuance of an Arundel Mass Gathering Permit will be required by the Board of Selectmen.

### **3.4 Licensing & Code Requirements:**

1. **Licenses:** All Temporary Camping Vehicles used for temporary occupancy shall be maintained in road-worthy condition.

2. **Retention of Wheels:** The wheels or similar devices for transportation of any Temporary Camping Vehicle shall not be removed except for repairs lasting no more than ten (10) days. Park model units shall not be removed from the transport trailer.

3. **Temporary Structures:** Any temporary structure or park model trailer constructed on a fixed foundation on the ground or a recreational vehicle with its wheels removed shall be deemed a permanent structure subject and subject to the standards of the Arundel Land Use Ordinance, the Maine Plumbing Code, and the Maine Building Code.

## **SECTION IV: SEWAGE**

The occupancy of Temporary Camping Vehicle\_and /or temporary shelters shall be subject to the following sanitary standards:

**4.1. Temporary Camping Vehicle Holding Tanks:** No toilet, sink, shower or other plumbing fixture contained in a Temporary Camping Vehicle shall be used unless it discharges into an approved on-site subsurface wastewater disposal system, or a holding tank built into the Temporary Camping Vehicle. Holding tanks integral to the Temporary Camping Vehicle, must be emptied regularly by discharging their contents into a campground dumping station or other lawful dumping station or by delivering their contents to a wastewater hauler for lawful disposal.

**4.2. Storage of Sewage in Auxiliary Containers:** Sewage and wastewater shall not be discharged or stored in auxiliary buckets or containers external to a Temporary Camping Vehicle holding tank.

**4.3 Illegal Sewage Discharge:** No sewage or wastewater from Temporary Camping Vehicle or temporary shelters shall be discharged into pits or privies, onto the surface of the ground, or into surface waters including wetlands streams, and waterbodies.

**4.4 Special Events Sanitation:** Sanitary Facilities provided for Special Events approved by the Arundel Board of Selectmen shall meet the standards of Section 3.3.2.

## SECTION V: EXEMPTIONS

The following uses shall be exempt from the occupancy requirements of this Ordinance:

**5.1 Campgrounds:** Any Temporary Camping Vehicle or temporary shelter located in a public or private campground approved by the Arundel Planning Board and in conformance with the standards of the Arundel Zoning Ordinance.

**5.2 Private Individual Campsites** as defined and used in conformance with the standards of the Arundel Land Use Ordinance.

**5.3 Backyard Tents and Tree Houses** located on a residential lot and used primarily and sporadically for overnight accommodations by the occupants of the principal dwelling unit on the same lot.

## SECTION VI: VIOLATIONS AND PENALTIES

**6.1 Violations:** When any violation of any provision of this ordinance shall be found to exist, the Code Enforcement Officer is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be appropriate or necessary to enforce the provisions of this ordinance in the name of the town, in accordance with Title 30-A M.R.S.A. § 4452.

**6.2 Penalties:** Any person, including, but not limited to, a landowner, his agent or a contractor who violates a provision of this ordinance shall be liable for any penalties as set forth in Title 30A M.R.S.A. § 4452. Each day a violation is continued shall constitute a separate violation. Fines shall be payable to the Town up to \$1500 per day per occurrence.

ATTEST: A true copy of the Town of Arundel “Camping Vehicle Temporary Occupancy Ordinance” adopted November 5, 2013 on file at the office of the Town Clerk in Arundel, Maine.

Dated: \_\_\_\_\_

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Simone L. Boissonneault  
Arundel Town Clerk