

2025 Land Use Ordinance for Recreational Vehicles and Campers

Prelude

Allowing RVs as permanent residences provides an affordable, flexible, and practical housing option that benefits the town and its residents. These regulations ensure that RV dwellings remain safe, sanitary, and compliant with local land use goals while fostering a diverse and sustainable housing market.

Definitions

Camper or Camp Trailer: A trailer or semitrailer primarily designed and constructed to provide living quarters for recreational, camping, travel, or other use. This term includes a manufactured or homemade tent trailer that consists of a platform, shelf, or box with means of permanently or temporarily attaching a tent. A camper or camp trailer does not include a mobile home.

Occupied: Making active use of a dwelling unit, including the active use of a recreational vehicle for occupancy, whether temporary or permanent, provided that the RV is equipped with an approved septic disposal system that complies with subsurface wastewater rules.

Motor Home: A motor vehicle that is originally designed, reconstructed, or permanently altered to provide facilities for human habitation. A motor home is not a mobile home.

Permanent Residence: A dwelling unit used as a primary living space by one or more individuals on a continuous, year-round basis. RV living may be considered a permanent residence if it complies with all applicable regulations, including adequate septic disposal per subsurface wastewater rules.

Recreational Vehicle (RV): A vehicle that is designed to be self-propelled or towable by a motor vehicle and designed primarily for use as living quarters for recreational, camping, travel, or seasonal use. Recreational vehicle includes campers or camp trailers, motor homes, travel trailers, fifth-wheel trailers, and folding camping trailers. This definition does not include mobile homes.

Temporary Occupancy: The use of a recreational vehicle as a dwelling unit for no more than ninety (90) total days in a calendar year, subject to the requirements of this ordinance. RV use as a dwelling beyond 90 days is permitted provided that the RV is equipped with an adequate septic disposal system that complies with the Maine Subsurface Wastewater Rules.

Performance Standards (9.19)

9.19.1. Recreational vehicles may be used as a permanent residence provided they meet the following criteria:

- Compliance with local and state septic and wastewater disposal regulations.
- Availability of potable water.
- Placement on a stable, level surface with appropriate skirting and anchoring for safety and weatherproofing.

9.19.2. A Subsurface wastewater Disposal System installed and approved by the Local Plumbing Inspector prior to the long-term occupancy of any recreational vehicle.

9.19.3. Multiple recreational vehicles may be allowed on a single lot if the property is designated as an RV park, campground, or similar approved use, subject to zoning and health regulations.

9.19.4. The wheels or similar devices for transportation of any recreational vehicle need not be removed.

9.19.5. Recreational vehicles used as residences must adhere to setback requirements, lot coverage limitations, sporadically for overnight accommodations by the occupants of the principal dwelling unit located on the same lot.

9.19.7. Temporary occupancy of a recreational vehicle beyond the 90-day limit may be granted under the following conditions:

- The occupant is in the process of constructing a permanent dwelling on the same lot, with an active building permit.
- The occupant is experiencing a housing emergency, such as displacement due to disaster, pending approval by town authorities.
- The occupant is a seasonal worker or retiree with an approved long-term site lease.

9.19.8. Dwelling in a recreational vehicle is allowed as long as the RV is connected to an adequate subsurface disposal system that complies with the Maine Subsurface Wastewater Rules. No RV may be used as permanent residence unless this requirement is met.