

SECTION X

RECREATIONAL CAMPING PARKS/ RESIDENTIAL TENTING AND RECREATIONAL CAMPING VEHICLES

10.1 PURPOSES

The purposes of this Section are to allow for the placement of seasonal recreational camping parks, and residential tenting and recreational camping vehicles within specific areas of the community and to provide for standards.

10.2 LIMITATIONS

After the effective date of this Section, recreational camping parks or residential tenting and recreational camping vehicles shall be located in accordance with this Section. A recreational camping park lawfully existing on the effective date of this Section may be maintained as a non-conforming use, provided that when such use shall have been discontinued by the removal of recreational camping vehicles and/or seasonal sites, the use of such land shall thereafter conform to the provisions of this Ordinance. However, recreational camping parks shall not be expanded unless they are in conformance with the provisions of this Section.

10.3 RECREATIONAL CAMPING PARKS

Recreational camping parks will be allowed providing the following requirements are met:

10.3.1 Approval: No recreational camping park shall be established or operated without the approval of the Planning Board of a plan which clearly defines the area of the proposed park, as well as the seasonal recreational vehicle sites, all utilities, and such other requirements as the Town of Hopkinton requires.

10.3.2 Size: Recreational camping parks shall consist of a minimum of ten (10) acres.

10.3.3 Site Size: The minimum site size is three thousand (3,000) square feet per tenting or recreational vehicle site. The maximum number of sites shall not exceed five per acre of the total tract of land.

10.3.4 Placement: No site within the recreational camping park shall be located within one hundred and fifty (150) feet of the nearest boundary of any State or Town road, or of any other boundaries of the park.

10.3.5 Marking: Each site shall be clearly marked.

10.3.6 Setbacks: The setbacks shall be at least ten (10) feet from the boundaries delineating the site. No camping site shall be closer than ten (10) feet from any building or within twenty (20) feet from an adjacent camping unit.

10.3.7 Other Uses: No principal building shall be located in a recreational camping park except buildings maintained in connection with the operation of the recreational camping park, including one owner's residence.

10.3.8 Screening: Between any State and Town road within the 150 foot setback there shall be a visual screen of suitable shrubs and trees which must be approved by the Planning Board.

10.3.9 Roads: The minimum roadway surface width shall be 16 feet, and the minimum right-of-way shall be 36 feet. Roads shall be semi-paved (crushed gravel, etc.), well drained, and well designed. Roads shall be privately owned, maintained and approved by the Planning Board.

10.3.10 Refuse Disposal: It shall be the responsibility of the owner or manager of the camping park to dispose of garbage and refuse in a regular, sanitary manner approved by the Health Officer.

10.3.11 Records: The manager or owner of a recreational camping park shall keep a record of all park uses, noting the name and address of each site's occupant(s), the license number of each automobile and each recreational camping vehicle, and the dates of arrival and departure. This register shall be available at all times for inspections by representatives of the police and health departments.

10.4 RESIDENTIAL TENTING/RECREATIONAL CAMPING VEHICLES

Residential tenting and recreational vehicles will be allowed provided that the following requirements are met.

10.4.1 Limitations: Such occupancy of either tents or recreational vehicles at any residence shall not exceed a total of four weeks per year. No more than one such unit may be occupied in connection with any residence.

10.4.2 Location: Any tent or recreational vehicle temporarily placed upon a lot in conjunction with a residence shall be located as inconspicuously as possible so as to minimize to the greatest degree possible the unit's visibility from public roads or neighboring lands. Children's tents, used by the minor children of the occupants of the residence, are exempt from this paragraph.