

Section 7.12 Travel Trailer Campgrounds.

A. The purpose and objective of this law is to ensure safe ingress, egress, movement and adequate space for enjoyment and safety for all users of the travel trailer campgrounds.

Travel trailer campgrounds shall be subject to the following requirements:

B.A. Site.

1. The travel trailer campground shall be located in an area where grades and soil conditions are suitable to insure adequate drainage and be free at all times of stagnant pools of water.
2. The campground shall be at least four (4) acres in size, with at least sixty (60) feet of frontage on a public road.

C.B. Travel Trailer Lot.

Each travel trailer campground shall be marked off into travel trailer lots. Each travel trailer lot shall have a total area of not less than 3,600 square feet with a minimum width of forty (40) feet.

D.C. Travel Trailer Placement on Lot.

1. No travel trailer shall be parked or otherwise located nearer than a distance of:
 - (a) 25 feet from an adjacent travel trailer in any direction;
 - (b) 60 feet from an adjacent property line of any third party;
 - (c) 75 feet from the right-of-way line of a public street or highway;
 - (d) 20 feet from the nearest edge of any street within the camp.
2. Only one travel trailer shall be permitted to occupy any one travel trailer lot.

E.D. Travel Trailer Stand.

1. Each travel trailer lot shall have a travel trailer pad which will provide for the practical placement on and removal from the lot of the travel trailer and retention of the trailer on the lot in a stable condition.
2. The pads shall be of sufficient size to fit the dimensions of the anticipated travel trailers.
3. The pads shall be constructed of an appropriate material which is durable and adequate for the support of the maximum anticipated loads.
4. The pads shall be suitably graded to permit adequate surface drainage.

F. Travel Trailer Campground Lot Accessory Structures

1. Written permission of RV travel trailer campground owner is required for Zoning Permit.
2. Zoning Permit is to be obtained before installation or construction of any RV lot accessory structure.
3. Accessory structure must be easily removable by RV owner or travel trailer campground owner.
4. RV owner may not install or construct anything deemed permanent.
5. RV owner must remove all accessory structures when no longer renting or leasing lot and notify Zoning Office of removal.
6. No accessory structure may exceed length or height of existing RV and may not exceed ten (10) feet in width.

G.E. Accessibility.

1. The travel trailer campground shall be easily accessible from an existing highway or street.
2. Where a travel trailer campground has more than thirty (30) travel trailer lots, two (2) points of entry/exit may be required by the Planning Board.
 - (a) Such entrance(s) and exit(s) shall be designed and strategically located for the safe and convenient movement into and out of the camp, and to minimize friction with the free movement of traffic on a public highway or street.
 - (b) All entrances and exits shall be approximately at right angles to the existing public highway or street.
 - (c) All entrances and exits shall be free of any material which would block their visibility from the public highway or street to which they have access.
 - (d) All entrances and exits shall be of sufficient width to facilitate the turning movements of vehicles with travel trailers attached.
3. The travel trailer campground shall have convenient access ways to all travel trailer lots and other important facilities within the campground. Such access ways shall be designed to permit safe vehicular circulation within the campground, shall be adapted to the topography and shall have suitable alignment and gradient for traffic safety, shall intersect at approximately right angles, and shall be of sufficient width.

H.F. Utilities and Service Facilities.

1. Water, Sewage and Sanitary Facilities. All campgrounds and travel trailer campgrounds shall provide and maintain a potable water supply, sanitary facilities, sewage disposal system, sanitary garbage containers and all other waste service facilities as are adequate to comply with the public

health laws of the State of New York and the rules, regulations and standards of the New York State Department of Health.

(a) An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and to every ten (10) ~~ten~~ trailer lots within the campground to meet the requirements of such campground. Each ten (10) ~~ten~~ lots shall be provided with a cold water tap.

(b) Every travel trailer campground shall be equipped with a dump station tied into a community sewerage system.

(c) Toilet and other necessary sanitary facilities for males and females shall be provided in permanent structures. Such facilities shall be housed in either separate buildings or in the same building; in the latter case, such facilities shall be separated by soundproof walls. The male and female facilities shall be marked with appropriate signs and have separate entrances for each.

(d) Lavatory facilities shall be supplied with running water.

(e) The buildings housing such toilet and sanitary facilities shall be ~~welt~~ well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of moisture proof materials, and shall be kept clean and sanitary at all times. The floors of such buildings shall be of a water impervious material.

1. Other service facilities and buildings shall be provided as deemed necessary for the normal operation of the campground, such facilities or buildings to be maintained by the owner or manager of the campground in a clean, sightly, and sanitary condition.
2. Metal or plastic garbage cans with tight fitting covers shall be used in quantities adequate to permit the disposal of all garbage and rubbish. The cans shall be kept in sanitary condition at all times. The camp owner or manager shall be responsible for the collection and disposal of garbage and rubbish as frequently as may be necessary to insure that such cans shall not overflow.
3. Waste from all buildings and trailer lots shall be discharged into a community sewerage system.

I.G. Open Space.

The travel trailer camp shall provide common open space conveniently located within the camp for recreational and other appropriate purposes, such space to have a total area equal to at least ~~20~~ twenty percent (20%) of the land area of the park.