

TOWN OF CAMBRIA

ORDINANCE REGULATING RECREATION VEHICLE

PARK AND CAMPING GROUNDS

WHEREAS, on the 17th day of May, 1972, a Public Hearing herein pursuant to law was held by the Town Board in the matter of the adoption of a certain proposed amendment to the Zoning Ordinance regulating recreation vehicle parks and camping grounds in the Town of Cambria;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Zoning Ordinance of the Town of Cambria is amended as follows:

Ordinance Regulating Recreation Vehicle Park and Camping Grounds

ARTICLE I. TITLE

This ordinance shall be known as the Recreational Vehicle Park and Camping Ground Ordinance of the Town of Cambria.

ARTICLE II. PURPOSE

The purpose of this ordinance is to promote the health, safety and general welfare of the community by establishing specific requirements and regulations governing the occupancy and maintenance of recreational vehicle parks, travel trailer parks and camping grounds.

ARTICLE III. DEFINITIONS

- A. A camping ground means a parcel of land intended to be used or rented for occupancy by campers or recreational vehicles.
- B. Permit means a written permit issued by the Town Zoning Officer allowing a person to construct and operate a trailer parking area under the provisions of this ordinance.
- C. Person means an individual, firm, trust, partnership, public or private association or corporation.
- D. Sanitary station means a facility used for disposing of wastes from recreational vehicle holding tanks.
- E. Service sink means a sink for the disposal of liquid wastes from recreational vehicle.
- F. Recreational Vehicle means any of the following:
 - (1) Travel trailer means a portable recreation vehicle built on a chassis designed to be towed and used as a temporary dwelling for travel, recreational and vacation uses.

- (2) Pick-up Coach means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
- (3) Motor Home means a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- (4) Camping Trailer means a canvas, folding structure mounted on wheels and designed for travel, recreation and vacation use.

- G. Recreational Vehicle Park means a parcel of land in which two (2) or more spaces are provided for the occupancy of recreational vehicles.
- H. Recreational Vehicle Lot means a parcel of land in a recreational vehicle park for the occupancy of a single trailer and it's towing vehicle.
- I. Self Contained Recreation Vehicle or Trailer means one which can operate independently of sewer, water and electrical connections. It contains a water-flush toilet, lavatory, and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the unit.

ARTICLE IV. PERMIT REQUIRED

Any person being the owner of any land within the Town of Cambria shall not use or allow the use of such land for a recreational vehicle park or camp ground unless a permit and certificate of occupancy has been obtained as provided herein.

ARTICLE V. APPLICATION FOR PERMIT

- A. An application for a permit for a recreational vehicle park or campground shall be filed with the Zoning Officer and accompanied by a fee of one dollar (\$1.00) for each recreational vehicle lot. The number of such lots shall be determined by the number certified by the Health Department of the County of Niagara to be in use by the applicant. The permit issued shall be for a period of one-year and must be renewed annually. Each renewal shall be accompanied by the required fee as stated herein. The application for a permit or the renewal thereof shall be made on forms prescribed by the Planning Board of Cambria, and shall include the name and address of the owner in fee of the tract. (If the fee is vested in some person other than the applicant, a duly verified statement by the owner that the applicant is authorized by him to construct or maintain such recreational vehicle park shall accompany the application.)
- B. Each permit or renewal thereof shall expire on the 31st day of December following the issuance thereof. If the original permit is granted on or after

July 1st, the applicant shall be required to pay one-half the annual permit fee for the period expiring December 31st.

- C. Before such permit may be issued there must be approval by a majority of the Town Board of the Town of Cambria, after a Public Hearing and in compliance with all the provisions of this ordinance and all other applicable ordinances of the Town of Cambria.
- D. Any applicant for a recreational vehicle park permit shall state that he as owner or operator, shall be responsible for the proper maintenance and upkeep of the proposed park and shall further submit a park plan containing, but not limited to the following information:
 - 1. Boundaries and areas of the plot.
 - 2. Entrances, Exits, roadways and walkways.
 - 3. Layout of lots.
 - 4. Perimeter planting of trees and shrubs to provide a screen for adjoining highway and adjacent property.
 - 5. Number and location of service buildings and number of facilities therein.
 - 6. Plan of sewer system and disposal arrangements.
 - 7. Method and plan of garbage and refuse disposal.
 - 8. Water supply.
 - 9. Electric power distribution and general lighting.
 - 10. Means of providing for surface water run-off.
 - 11. Owner's and operator's name, address and telephone numbers.
 - 12. Certificates of approval of Niagara County Health Department and compliance with the New York State Sanitary Code, if applicable.
 - 13. Submit list of owner's camp ground regulations
 - 14. Telephone available to public

ARTICLE VI. PARK REQUIREMENTS

- A. The minimum tract size shall be ten (10) acres, and such tract shall front on a collector street.
- B. A front setback on one hundred (100) feet and a side and rear yard setback of twenty (20) feet shall be maintained from the right-of-way line of any public road bordering the tract and property lines of adjoining properties to any recreational vehicle in the park.
- C. All interior two way roads shall be twenty (20) feet wide, one way roads twelve (12) feet wide; with full width compacted surface (stone or better) 1; with a minimum overall depth, including foundation base and wearing course of six (6) inches; and no road shall be dead ended.
- D. Entrances and exits shall be located to provide a minimum sight distance on the adjacent public road in both directions from the interior road of not less

than three hundred (300') at a point not less than ten (10) feet from the intersection.

- E. Recreational vehicle park shall set aside a portion of the total acreage as open space and recreation area.
- F. It is recommended that consideration in each instance be given to the construction of all utilities underground.
- G. Auxiliary parking areas are to be provided for parking trucks maintenance equipment, boat trailers, utility trailers, incapacitated or unregistered vehicles and similar such equipment and vehicles. Such areas are to be a minimum of two hundred (220) feet from the boundary of any public highway and a minimum of fifty (50) feet from any lot line.
- H. Recreational vehicles sales- No lot or plot for the display of recreational vehicles for sale or rental or for the conduct of a sales agency for recreational vehicles shall be permitted in any recreational vehicle park or camp ground. The owner of the recreational vehicle or the owner or operator of recreational vehicle shall be permitted to offer for sale or rental any recreational vehicle located upon a recreational vehicle lot within such park.
- I. Conditions of soil and topography shall be suitable for the use and surface drainage provided to prevent accumulation of surface water.
- J. Density shall not exceed twenty (20) self contained recreational vehicle lots per acre of the area assigned to them.

ARTICLE VII. WATER SUPPLY

An adequate, safe and potable water supply shall be provided in the park. When such public supply is not available, a private water supply system may be developed and used as approved by the Niagara County Health Department in compliance with the New York State Sanitary Code.

ARTICLE VIII. SERVICE BUILDINGS

Service buildings housing sanitation, laundry or other facilities shall be permanent structures complying with the New York State Building code, New York State sanitary code, and any other applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

ARTICLE IX. REFUSE DISPOSAL

Ample garbage cans with tight fitting covers shall be provided. The can shall be kept in a sanitary condition at all times. It shall be the responsibility of the park operator to insure the garbage and refuse shall be collected and properly disposed of outside the park as frequently as may be necessary to insure that garbage cans do not over-flow.

ARTICLE X. LOT REQUIREMENTS

- A. A hard surface shall be provided on each trailer lot for a trailer and one automobile.
- B. Each lot shall face on an interior street.

ARTICLE XI. MAINTENANCE

- A. The entire park shall be policed to preclude the accumulation of litter, trash, discarded items or other debris.
- B. Provision shall be made for the regular and continuing maintenance of the landscaping which was required as condition of initial approval, and all portions of lots and other areas within the park which are not surfaced, covered by buildings or otherwise improved.

ARTICLE XII. SUPERVISION

The operator of the Park of duly authorized attendant shall be in responsible charge at all times to keep the park, it's facilities and equipment in a clean, orderly and sanitary condition. The attendant shall be answerable, with the permittee, for any violation of this local law to which the permittee is subject.

ARTICLE XIII. INSPECTION

Upon the construction of a new recreational camp, park or camping ground permit under this ordinance shall be divided into a summer season and a winter season. The summer season shall consist of the months of May, June, July, August, September, and October; the winter season shall consist of the months of December, January, and February. No camping trailer shall be used as a residence for a longer period than during the summer season or the winter season or both. No camping trailer shall be used as a residence during the months of March, April, or November except by special written permit by the Zoning Officer of the Town of Cambria, such permit to be required annually.

ARTICLE XV. REVOCAION OR SUSPENSION OF PERMIT

- A. The Town Zoning Officer shall have the authority to enter and inspect any recreational vehicle park or camp ground, for purposes of health, safety and sanitation at any time.
- B. If, upon inspection, it shall be found that the operator has violated any provisions of this local law, the Zoning Officer or the Board of Appeals shall have the power to revoke or suspend the permit and order the recreational vehicles removed, or the recreational Vehicle park or camp ground closed after notice and an opportunity to be heard.
- C. Any person found guilty of violating any provisions of this Ordinance, whether or not such violation shall be found sufficient by the Zoning Officer or the Board of Appeals for revocation of the permit, shall be guilty of violation punishable by a fine of not more than fifty dollars (\$50.00) and not

more than thirty (30) days imprisonment or both such fine and imprisonment. Each and every week that a violation of this ordinance is permitted to exist shall constitute a separate offence.

ARTICLE XVI. EFFECTIVE DATE

This ordinance shall constitute part of the code of the Town of Cambria, and shall take effect immediately upon publication and posting in accordance with the provisions of law.

Dated: June 1, 1972 ROBERT L. McCOLLUM, Town Clerk
FOGLE, ANDREWS, PUSATERI
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