



Town of Topsham, Maine
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Use of Structures such as RV's, Tents, Tiny Homes on Wheels

We occasionally get asked if these structures are regulated by the Zoning Ordinance for personal or for commercial use, below are the zoning standards applicable to these structures.

Building/Plumbing/Electrical codes are not applicable to these types of structures.

General Zoning

Accessory Use: These structures may be used year-round on occupied or unoccupied land by the property owner/tenant or their guest as a non-commercial use in all Zones provided no fee is charged.

Commercial Use: If a fee is charged, the use is a Campground by definition regardless of the number of units

- Campgrounds are permitted in an R3 zone, conditional in an MUL zone, and not permitted in all other zones
- Campgrounds are regulated under 225-42 and; if located in a shoreland zone further regulated under 225-19
 - Note: Per 225-42-A1, a campground must be located on at least 10 acres of land and all units must be setback at least 200' from any property line
 - If there is another use located on the property, minimum lot size will apply to the uses separately. Ex: Property located in an R3 zone containing a home and a campground will require 1.5 acres for the home plus 10 acres for the campground

Shoreland Zoning

If the use is in a shoreland zone, the following applies in addition to the above General Zoning.

Individual Private Campsite (see Accessory Use above): Individual private campsites. Individual private campsites not associated with campgrounds are allowed, provided the following conditions are met:

- One campsite per lot existing on the effective date of this ordinance, or thirty thousand (30,000) square feet of lot area within the Shoreland Zone, whichever is less, may be permitted.
- Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back seventy-five (75) feet, horizontal distance, from the

normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

- Only one recreational vehicle shall be allowed on a campsite. The recreational vehicle shall not be located on any type of permanent foundation except for a gravel pad, and no structure except a canopy shall be attached to the recreational vehicle.
- The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.
- A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the local plumbing inspector. Where disposal is off-site, written authorization from the receiving facility or land owner is required.
- When a recreational vehicle, tent or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities

Campground (see Commercial Use above): Campgrounds. Campgrounds shall conform to the minimum requirements imposed under state licensing procedures and the following:

- Campgrounds shall contain a minimum of five thousand (5,000) square feet of land, not including roads and driveways, for each site. Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.
- The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.