

City Council Order #: 24-197-01 adopted 5/21/2024. This Moratorium is effective immediately upon its adoption and shall remain in full force and effect for a period of 180 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the City, whichever shall first occur.

**CITY OF SANFORD**  
**ORDINANCE ESTABLISHING A MORATORIUM ON THE DEVELOPMENT OF**  
**CAMPGROUNDS AND STANDARDS WITHIN CODE CHAPTERS 270 & 280 OF THE**  
**SANFORD CITY CODE**

**WHEREAS**, The City Council has found the need to address standards and definitions for the establishment of Campgrounds to protect and prevent against serious public harm if unamended; and

**WHEREAS**, current standards for Campgrounds within Chapter 280 Zoning are considered deficient in definitions and standards; and

**WHEREAS**, current standards for Campgrounds within Chapter 280 Zoning do not provide for adequate setbacks from residential or other developments; and

**WHEREAS**, current standards for Campgrounds do not address restrictions or standards related to the time and length of use of said development as being Seasonal or Year-Round and which also conflict with Mobile Home Park standards; and

**WHEREAS**, the year-round use of Campgrounds poses an impact upon public services of waste disposal, schools, and other public services not currently addressed; and

**WHEREAS**, the City's existing ordinances do not provide an adequate mechanism to regulate and control the standards of permitting of Campgrounds and are inadequate to prevent serious public harm that could be caused; and

**WHEREAS**, the City needs a reasonable amount of time to determine the implications of the continued establishment of Campgrounds and to develop reasonable regulations governing the standards of their land use approvals and permitting; and

**WHEREAS**, during the period of this Moratorium, the City will work on developing appropriate land use regulations concerning Campgrounds;

**NOW THEREFORE**, pursuant to the authority granted to it by 30-A MRSA § 4356, be it hereby ordained by the City Council of the City of Sanford, Maine as follows;

**Section 1. Moratorium.** The City does hereby declare a moratorium on the development of Campgrounds associated with the development of any property, including but not limited to the location, operation or permitting and approval of any and all proposed Campgrounds in full or part of a site plan.

No person or organization shall develop any Campground sites within the City on or after the effective date of this Ordinance unless site plan approval was received at least 45 days prior to enactment. During the time this moratorium ordinance is in effect, no officer, official, employee, office, administrative board or agency of the City shall accept, process, approve, deny, or in any other way act upon any application for any approval, including but not limited to a license, building permit, certificate of occupancy, site plan review, or any other type of land use approval or permit related to the development of a Campground.

**Section 2. Pending Proceedings.** Notwithstanding 1 M.R.S.A. § 302 or any other law to the contrary, this Ordinance shall apply to any proposed Campground activity for which an application for a building permit, certificate of occupancy, site plan or any other required approval has been submitted to the City, whether or not a pending proceeding, prior to the enactment of this Ordinance.

**Section 3. Conflicts/Savings Clause.** Any provisions of the City's ordinances that are inconsistent or conflicting with the provisions of this Ordinance are hereby repealed to the extent applicable for the duration of this moratorium. If any section or provision of this Ordinance is declared by any court of competent jurisdiction to be invalid, such a declaration shall not invalidate any other section or provision.

**Section 5. Enforcement and Violations.** This Ordinance shall be enforced by the City of Sanford Code Enforcement Officer. Any person who violates this Ordinance shall be subject to civil penalties and other remedies as provided in 30-A M.R.S. § 4452 including, but not limited to, fines and penalties, injunctive relief, and its reasonable attorney's fees and costs in prosecuting any such violations. Each day of any continuing violation shall constitute a separate violation of this Ordinance.

**Section 6. Definitions.** As used in this Ordinance, the following terms have the following meanings:

**Campground:**

Any area or tract of land to accommodate two or more parties in temporary living quarters, including but not limited to tents, recreational vehicles or other shelters.

**Section 7. Effective Date.** This Ordinance shall become effective immediately upon its adoption and shall remain in full force and effect for a period of 180 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the City, whichever shall first occur.