

WARRANT ARTICLE

Article XX LAND USE ORDINANCE AMENDMENT - Campgrounds and Private Campsites –
Shall an ordinance, dated January 7, 2026, and entitled “**An amendment to definitions and standards for Campgrounds and Individual Private Campsites**” be enacted?

SUMMARY

The amendment would standardize campground and camping-related definitions to clarify terminology and allowed uses across all zoning districts. It would expressly allow Individual Private Campsite as a principal use in certain districts, effectively removing it as an accessory use. Standards for Individual Private Campsites would be consolidated into a single section of the Land Use Ordinance to facilitate consistent application town-wide.

GENERAL EXPLANATION

This amendment would:

1. Establish a single definition of Campground applicable to all zoning districts, eliminating the distinction between shoreland and non-shoreland districts.
2. Amend the Campgrounds section of the Standards for Particular Uses, Structures or Activities §125-69C to remove the shoreland requirement because Campgrounds are not allowed in any shoreland districts.
3. Revise the definition of Recreational Vehicle and add new definitions for Camping, Campsite, and Camping Unit.
4. Delete the term Private Campsite and replace it with Individual Private Campsite.
5. Expressly allow Individual Private Campsite as a principal use in certain districts and, therefore, remove its allowance as an accessory use in all districts.
6. Add Individual Private Campsite as an allowed use in the following districts: Hulls Cove Business; Hulls Cove Rural; Indian Point Residential; Indian Point Rural; McFarland Hill Residential; McFarland Hill Rural; Otter Creek; Salisbury Cove Residential; Salisbury Cove Rural; Town Hill Business; Town Hill Residential Corridor; Town Hill Residential; and Town Hill Rural.
7. Relocate the Private Campsite standards from the Shoreland Standards section §125-68B(22) to the Standards for Particular Uses, Structures or Activities, as section §125-69D, Individual Private Campsite.

Private Campsite is an existing allowed use in all shoreland districts, per the Shoreland standards, §125-68B(22). However, Private Campsite is not listed in Article III, Land Use Activities and Standards, as an allowed use for individual shoreland districts, where allowed uses for all other districts are listed. Relocating the Private Campsite standards from §125-68B(22) to §125-69D would prohibit this use in all shoreland districts unless listed as an allowed use in Article III. To preserve the allowed use of Private Campsite—proposed to be renamed Individual Private Campsite—in certain shoreland districts, this amendment would:

- A. Add Individual Private Campsite to the list of allowed uses in Article III in the following shoreland districts: Shoreland Limited Residential; Shoreland General

Development II (Hulls Cove); Shoreland General Development III; and Shoreland General Development IV.

- B. Exclude Individual Private Campsite from the list of allowed uses in Article III, thus prohibiting them, in the following shoreland districts: Resource Protection; Shoreland General Development I; Shoreland Maritime Activities; Stream Protection; and Marine Research.

LUO Amendment #LUO-2026-02
Campground and Individual Private Campsites
Town of Bar Harbor

An amendment to the Land Use Ordinance
Articles III, V, and XII

The Town of Bar Harbor hereby ordains that Chapter 125 of the Town Code is amended as follows:

[Please Note: Old language is ~~stricken~~. New language is underlined.]

Chapter 125 , LAND USE ORDINANCE

Article III. Land Use Activities and Standards

§125-24 Hulls Cove Business

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial art gallery or pottery barn

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Multifamily dwelling I

Public or private park with minimal structural development

Shared accommodations (SA-1)

Single-family dwelling

Two-family dwelling

§125-27 Hulls Cove Rural

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Commercial stable

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Lumberyard or sawmill

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

~~Uses or small structures accessory to permitted uses or structures~~

Veterinary clinic

Uses or small structures accessory to permitted uses or structures

§125-28 Indian Point Residential

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-29 Indian Point Rural

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Kennel

Noncommercial greenhouse

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-33 McFarland Hill Residential

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-34 McFarland Hill Rural

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Kennel

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-35 Otter Creek

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-38 Salisbury Cove Residential

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Kennel

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Single-family dwelling

Two-family dwelling

§125-39 Salisbury Cove Rural

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Kennel

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

§125-43 Town Hill Business

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial art gallery or pottery barn

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Grocery stores

Individual Private Campsite

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Shared accommodations (SA-1)

Single-family dwelling

Two-family dwelling

Undertaking establishment

~~Uses or small structures accessory to permitted uses or structures~~

Veterinary clinic

Uses or small structures accessory to permitted uses or structures

§125-44 Town Hill Residential Corridor

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Shared accommodations (SA-1)

Single-family dwelling

Two-family dwelling

Undertaking establishment

§125-45 Town Hill Residential

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

Undertaking establishment

§125-46 Town Hill Rural

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Individual Private Campsite

Kennel

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Private school

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

~~Uses or small structures accessory to permitted uses or structures~~

Veterinary clinic

Uses or small structures accessory to permitted uses or structures

§125-48 Shoreland Limited Residential

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Public or private park with minimal structural development

Single-family dwelling

Small, nonresidential facility, without structures, for educational, scientific or nature interpretation purposes

§125-49 Shoreland General Development II (Hulls Cove)

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Individual Private Campsite

Multifamily dwelling I

Public or private park with minimal structural development

Shared accommodations (SA-1)

Single-family dwelling

Small, nonresidential facility, without structures, for educational, scientific or nature interpretation purposes

Two-family dwelling

§125-49.1 Shoreland General Development III

C. Allowed Uses.

(1) Principal uses allowed by building permit or a change of use permit from the Code Enforcement Officer: artist studio, child care, family, gallery, government facility, home occupation (NOTE: Home occupations in properties with lot frontage or access on Route 3 shall be required to obtain minor site plan approval.); Individual Private Campsite; multifamily dwelling I; municipal facility, municipal school; public or private park with minimal structural development; Shared accommodations (SA-1); single-family dwelling; and two-family dwelling.

§125-49.2 Shoreland General Development IV

C. Allowed Uses.

(1) Principal uses allowed by building permit or a change of use permit from the Code Enforcement Officer: single-family dwelling, two-family dwelling, multifamily dwelling I, artist studio, home occupation, Individual Private Campsite, government facility and grounds, and temporary pier, dock, wharf, breakwater or other use projecting into the water.

Article V. Site Plan Review

§125-68 Shoreland standards

B. The Planning Board, Code Enforcement Officer or Planning Department, as applicable, must find that the proposed plan will comply with ~~such of~~ the following standards, and all land use activities within the shoreland zone shall conform to the following standards as are applicable:

~~(22) Private campsites. Individual, private campsites not associated with campgrounds are allowed, provided that the following conditions are met:~~

- ~~(a) One campsite per lot existing on the effective date of this chapter, or 30,000 square feet of lot area within a shoreland district, whichever is less, may be permitted.~~
- ~~(b) Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back 100 feet, horizontal distance, from the normal high water line of a great pond classified GPA or river flowing to a great pond classified GPA and 75 feet, horizontal distance, from the normal high water line of other water bodies, tributary streams, or the upland edge of a wetland.~~
- ~~(c) 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.~~
- ~~(d) The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a resource protection district shall be limited to 1,000 square feet.~~
- ~~(e) 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 landowner is required.~~
- ~~(f) A recreational vehicle, tent or similar shelter may not be placed on site for more than 120 days per year.~~
- ~~(g) Individual, private campsites are for personal use of the property owner and may not be rented or leased.~~

~~(22) Individual private campsites. Refer to 125-69.D.~~

§ 125-69 Standards for particular uses, structures or activities

C. Campgrounds. All site plans for proposed campground development shall demonstrate that:

- (1) The applicant has obtained all required state permits and licenses.
- (2) Each ~~recreational vehicle, tent, or shelter site~~ campsite shall contain a minimum of 5,000 ~~square feet of suitable land in shoreland areas and~~ 2,500 square feet of suitable land ~~in~~ inland areas, not including driveways and roads, for each site. Land supporting wetland vegetation and land below the normal ~~high-water~~ high-water line of a water body shall not be included in calculating land area per site.
- (3) The area intended for placement of the ~~recreational vehicle, tent, or shelter site~~ campsite and utility and service buildings shall be set back a minimum of 50 feet from the exterior lot lines of the camping area, 100 feet from the normal ~~high-water~~ high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and 75 feet from the normal ~~high-water~~ high-water line of a tributary stream, upland edge of a wetland or any other body of water.
- (4) The campground shall be screened from all abutting areas.
- (5) Each ~~recreational vehicle, tent, or shelter site~~ campsite shall be provided with a trash receptacle.

D. Individual private campsite. Individual private campsites not associated with campgrounds are allowed, provided that the following conditions are met:

- (1) A Maximum of one Individual Private Campsite per lot is permitted. existing on the effective date of this chapter, or 30,000 square feet of lot area within a shoreland district, whichever is less, may be permitted.
- (2) Individual private campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back 100 feet, horizontal distance, from the normal high-water line of a great pond classified GPA or river flowing to a great pond classified GPA and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- (3) A maximum of one recreational vehicle shall be allowed on an individual private 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.
- (4) A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each individual private campsite and shall be approved by the local Plumbing Inspector. If disposal is off site, written authorization from the receiving facility or landowner is required.
- (5) A campsite may not have a camping unit placed on site for more than 120 days per year.

(6) Individual private campsites are for personal use of the property owner and may not be rented or leased.

Article XII. Construction and Definitions

§125-109 Definitions

~~CAMPGROUND—Any land area specifically designed and developed, containing two or more individual campsites which accommodate that segment of the traveling public seeking temporary camping accommodations for tents, recreational vehicles or towed travel trailers for compensation. Accessory uses, subject to a site plan review, include camper services and facilities such as shower and laundry facilities, electricity, fresh water, propane and gas sales, ice, outlet for camping supplies and equipment, recreational services and the like.~~

~~CAMPGROUND (SHORELAND DISTRICTS)—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.~~

~~CAMPSITE, PRIVATE—An area of land which is not associated with a campground but which is developed for repeated camping by only one group not to exceed 10 individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fireplace, or tent platform.~~

~~RECREATION VEHICLE—A vehicle or vehicular attachment designed for temporary sleeping or living quarters for one or more persons which is not a dwelling and which may include a pickup camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground and must be registered with any state's division of motor vehicles.~~

~~TENT—A temporary collapsible shelter of canvas or similar material stretched and sustained by poles made fast by ropes attached to pegs into the ground and used for camping outdoors or as a temporary building.~~

CAMPGROUND - An area or tract of land developed with two (2) or more campsites used for Camping Units and operating for no more than 180-days per year. A Campground may also include accessory uses and structures that support the use of Camping Units.

CAMPING – The activity of living temporarily within a Camping Unit, located on a campsite at a Campground or Individual Private Campsite.

CAMPING UNIT - A tent, tarp, lean-to, platform or a recreational vehicle.

CAMPSITE – An area within a Campground for placing a Camping Unit.

INDIVIDUAL PRIVATE CAMPSITE - An area of land which is not associated with a Campground but which is developed for repeated camping by only one group not to exceed 10 individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fireplace, or tent platform.

RECREATIONAL VEHICLE - A vehicle or vehicular attachment designed for temporary sleeping or living quarters for one or more persons which is not a dwelling. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground and must be currently registered with any state's division of motor vehicles.

TENT - A temporary collapsible shelter of canvas or similar material used for camping outdoors or as a temporary building.

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