

SECTION 1 - DEFINITIONS

Campground: A parcel of land used to provide overnight campsite accommodations to persons engaged in recreational camping using portable structures, shelters and vehicles such as, but not limited to, tents, tepees, yurts, and recreational camping vehicles that have no permanent electrical wiring and no permanent drainage plumbing.

SECTION 6 - RURAL RESIDENTIAL DISTRICT (RU-120)

6.2 USES PERMITTED IN THE RU-120 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

6.2.11 Campgrounds subject to the provisions of Section 3.45 of these Regulations.

3.45 CAMPGROUNDS

Campgrounds shall be permitted uses within the RU-120 District subject to the approval of a Special Permit provided they meet the requirements of the Connecticut Public Health Code, Connecticut Fire Safety Code, and the Connecticut Building Code and further meet the following additional conditions:

3.45.1 Minimum Size and Density. Campgrounds shall only be located on parcels with a minimum size of twenty (20) acres. No more than fifteen (15) campsites shall be provided for each gross acre of overall parcel area. [No less than 25% of the parcel area of any campground shall be preserved in its natural state as usable passive recreation space and shall include, as applicable, areas of sensitive natural and archeological resources, unique features, and connectivity to other open space.](#)

3.45.2 Campsites. Campsites within a campground may be occupied by tents, tepees, yurts, recreational camping vehicles, and other similar rental accommodations, but not by any permanent type of building or manufactured home. [No campsite shall be less than 300 square feet in size.](#)

3.45.3 Access and Parking. Notwithstanding the requirements of Section 3.14, campgrounds shall not be required to have frontage on a street but shall provide adequate ingress, egress, and maneuvering for both regular and emergency vehicles by way of an interior road system connected to one or more state highways or approved streets within the Town of Waterford or an adjacent municipality. Any access provided through an adjacent municipality shall be subject to the review and approval of the Commission to ensure public safety. Off-street parking shall be provided on the basis of one (1) space per campsite

provided that a campsite for a recreational camping vehicle shall not require any additional parking. No parking shall be permitted along any interior service road, access driveway or street.

3.45.4 Water and Sewer. A campground that is not served by public water and public sewer shall provide an adequate water supply and a sanitary sewage disposal system approved by the health department.

3.45.5 Buffers. Where a campground abuts any other use, a one hundred (100) foot landscaped and/or natural vegetated buffer, which may include necessary interior service roads or access driveways, shall be provided along the property line. Where a landscaped or natural vegetated buffer is required, such buffer shall provide complete visual screening between the different uses. Notwithstanding the above, no campsite shall be situated closer than three hundred (300) feet to any adjacent property line.

3.45.6 Accessory Uses. A campground may include certain accessory uses and permanent structures providing amenities to only patrons of the campground. Permitted accessory uses and permanent structures may include supply stores, bathrooms, snack bars ([with or without seating but not serving full course meals](#)), swimming pools, golf courses, tennis courts, recreation pavilions, trails, and any other similar customary accessory uses or permanent structures associated with recreational camping activities. Within any supply store, items for sale shall be limited to groceries, gifts, beer, and camping supplies.

3.45.7 Storage. Unoccupied recreational camping vehicles may be stored [at individual campsites or within designated and approved areas within](#) campgrounds. Campgrounds shall not be subject to the provisions of Section 3.22 of these Regulations.