

IN TOWN COUNCIL
DEXTER, MAINE

PROPOSED ORDINANCE

~~JULY 09, 2026~~

AUGUST 13, 2026

BE IT ORDAINED, that the Dexter Town Council hereby amends Appendix C Land Use by adding Appendix E: Campers, Recreational Vehicles, and Temporary Occupancy

Section 1. Purpose

The purpose of this ordinance is to establish reasonable regulations for the placement, storage, and occupancy of recreational vehicles and campers in order to protect the public health, safety, and welfare; preserve sanitation and neighborhood character; ensure compliance with applicable State of Maine laws; and allow reasonable recreational, seasonal, and temporary residential use.

Section 2. Definitions

Recreational Vehicle (RV)

A vehicle or trailer designed to provide temporary living quarters for recreational, camping, or travel use, including motorhomes, travel trailers, fifth-wheel trailers, truck campers, tent trailers, and similar units.

Camper Occupancy Permit

A permit issued by the Town of Dexter Code Enforcement Officer authorizing the temporary occupancy of a recreational vehicle in accordance with this ordinance.

Temporary Occupancy

Occupancy of a recreational vehicle for recreational, seasonal, construction-related, emergency, or other temporary purposes.

Permanent Occupancy

Occupancy of a recreational vehicle as a principal place of residence.

Section 3. Storage

A recreational vehicle may be stored on any legally established lot provided that:

1. The recreational vehicle is owned by the property owner or occupant.

2. The recreational vehicle does not create a traffic hazard or public safety hazard.
3. The recreational vehicle complies with all applicable setback requirements for accessory structures.
4. No sewage, gray water, black water, wastewater, or composting toilet liquids are discharged onto the ground.

Storage of a recreational vehicle that is not occupied does not require a permit under this ordinance.

Section 4. Camper Occupancy Permit Required

A. Permit Required

No recreational vehicle, travel trailer, motorhome, camper, or similar unit shall be occupied on private property without first obtaining a Camper Occupancy Permit from the Town of Dexter Code Enforcement Officer.

A permit shall be required regardless of whether the occupancy is:

- Short-term or long-term;
- By the property owner, tenant, family member, employee, or guest; or
- With or without compensation.

B. Application Requirements

Applicants shall submit:

1. A completed application.
2. Written permission from the property owner if the applicant is not the property owner.
3. A site plan showing:
 - Property boundaries;
 - Location of the camper;
 - Existing structures;
 - Driveway and parking area;
 - Well and septic system locations, if applicable.
4. Documentation demonstrating an approved method of wastewater disposal.
5. The anticipated dates of occupancy.
6. Any additional information reasonably requested by the Code Enforcement Officer to determine compliance with this ordinance.

C. Permit Duration

- A Short-Term Camper Occupancy Permit shall be valid for up to one hundred twenty (120) days during any calendar year.

- A Construction Camper Permit may be issued while an active building permit is in effect and shall not exceed twelve (12) months unless extended by the Code Enforcement Officer for good cause.
- Issuance of a permit under this ordinance shall not authorize permanent residential occupancy.

D. Inspection

The Code Enforcement Officer may inspect the property before issuing a permit and at reasonable times thereafter to verify compliance with this ordinance.

E. Permit Fees

Permit fees shall be established by the Town Council through the adopted Fee Schedule.

F. Other Required Permits

Issuance of a Camper Occupancy Permit shall not relieve any applicant from obtaining any plumbing permit, internal plumbing permit, subsurface wastewater disposal approval, electrical permit, or any other permit required by State law or local ordinance.

Section 5. Temporary Occupancy Standards

Occupancy of a recreational vehicle shall comply with the following standards:

1. Occupancy shall not exceed the period authorized by the permit.
2. Potable water shall be provided in accordance with applicable State and local regulations.
3. **Wastewater Disposal.** All black water, gray water, sewage, composting toilet leachate, and other wastewater generated by occupancy of a recreational vehicle shall be collected and disposed of through an approved subsurface wastewater disposal system, approved holding tank, or another wastewater disposal method authorized under applicable State of Maine law.
4. No untreated gray water, black water, sewage, composting toilet liquids, or any other wastewater shall be discharged onto the surface of the ground, into surface waters, storm drainage systems, roadside ditches, or any location not approved for wastewater disposal.
5. The property shall remain free of excessive trash, debris, or conditions constituting a public nuisance.
6. Occupancy shall not create excessive noise, traffic, odors, smoke, or other nuisance conditions affecting neighboring properties.

Section 6. Permanent Occupancy Prohibited

No recreational vehicle shall be used as a permanent dwelling except:

1. Within a licensed campground where authorized by applicable law; or

2. As specifically authorized elsewhere by Town ordinance or State law.

Section 7. Camper During Construction

One recreational vehicle may be occupied during construction of a single-family dwelling provided that:

1. A valid building permit has been issued.
2. A Camper Occupancy Permit has been obtained.
3. Occupancy does not exceed twelve (12) months unless extended by the Code Enforcement Officer for good cause.
4. Approved sanitary facilities and wastewater disposal are provided in accordance with State law.

Section 8. Utility Connections

Temporary utility connections shall comply with all applicable federal, State, and local codes.

Electrical

Electrical service shall comply with the National Electrical Code and all applicable State requirements.

Water

Water service shall comply with State plumbing requirements.

Wastewater

Wastewater disposal shall comply with all applicable State and local laws governing subsurface wastewater disposal systems, holding tanks, and plumbing installations.

Composting Toilets

The use of a composting toilet shall not exempt any recreational vehicle from complying with applicable State of Maine plumbing or subsurface wastewater disposal requirements. Composting toilets shall be approved units installed, operated, and maintained in accordance with State law and the manufacturer's specifications. Any liquid byproducts, leachate, gray water, or other wastewater generated shall be disposed of through an approved wastewater disposal system authorized under State law.

Section 9. Exemptions

The following are exempt from the permit requirements of this ordinance:

1. Recreational vehicles located within a licensed campground.
2. Recreational vehicles parked solely for storage.
3. Travelers stopping overnight for no more than seven (7) consecutive days, provided no public nuisance, sanitation issue, or health hazard is created.
4. Temporary occupancy authorized by the Town during a declared emergency or disaster.

10. Enforcement

The Code Enforcement Officer shall administer and enforce this ordinance.

Occupancy of a recreational vehicle without the required Camper Occupancy Permit or in violation of any provision of this ordinance or any condition of an issued permit shall constitute a violation.

Each day that a violation continues after written notice may constitute a separate violation and may be enforced pursuant to the Town of Dexter Unified Development Ordinance, applicable provisions of Maine law, and all other remedies available by law or in equity.

Filed August 13, 2026
ELIJAH AMES