

ARTICLE VIII CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

800 General Applicability

In addition to the other applicable requirements in this Ordinance, the provisions in this Article VIII shall apply to any campground or recreational vehicle (RV) park in the Township.

801 Campgrounds

801.1 Purpose

The purpose of this Article VIII is to assure that all campgrounds and RV parks constructed and operated in the Township are planned and developed so as to protect the health, safety and welfare of their inhabitants and of the residents of the Township. As used herein, *campground* shall also include *RV park*.

801.2 Occupancy

Campsites shall be used only for camping purposes. No improvement or any recreational vehicle designed for permanent occupancy shall be erected or placed on any campsite. All recreational vehicles in the RV Park shall be maintained to meet PA Department of Transportation vehicle/trailer registration requirements and in a road worthy, transportable condition at all times, and any action toward removal of wheels is hereby prohibited.. Moreover, no campsite shall be occupied for more than three (3) consecutive months, and no campsite shall be the primary and principal residence of the owner or any other occupant; each campsite to be used and occupied (excepting occasional guests) for camping and recreational purposes only by a single household. The Township may require any owner to remove a recreational vehicle for a period of one (1) week, unless such owner can establish a prior removal within the immediately preceding three (3) months. These requirements shall be attached to each campsite by restrictive covenant. The licensee shall be responsible for enforcing this provision.

801.3 Records

The management of every campground shall be responsible for maintaining accurate records concerning the occupancy of all campsites. The term *management* shall include associations of property owners when such are responsible for maintenance and operation of common facilities. The Township shall have access to, and the right to inspect, records for evidence of permanent residency or lack thereof. The Township shall, in addition, have the authority, when any provision of this Article is violated, to prohibit the occupancy of any and all campsites in a campsite until the owners and/or management provide evidence of compliance with these provisions. If any campsite remains occupied seven (7) days following a Township order prohibiting occupancy, the vehicle or tent may be removed to a common storage area by order of the Township and at the expense of the individual occupant.

802 Procedures

802.1 Land Development

A campground or expansion of campground shall be considered a land development as defined by this Ordinance and the application for the development of a campground shall be processed in accord with all the procedures established by this Ordinance for major subdivisions and land developments.

802.2 Design

The design of the campground shall conform to the requirements of this Ordinance and/or applicable state requirements, whichever is greater or more restrictive.

803 Minimum Parcel Size

A campground shall have a total contiguous land area of not less than twenty-five (25) acres.

804 Campsite Size, Density and Lot Width

804.1 RV Park

The minimum area of any campsite in an RV park shall be four thousand five hundred (4,500) square feet, and the gross density shall be no greater than six (6) campsites per acre. Gross density may be measured to include areas developed or planned for common property.

804.2 Primitive

The minimum area of any campsite in a primitive type camping facility shall be three thousand five hundred (3,500) square feet in recognition of the lesser impact on land disturbance of the natural environment that will be created as compared to sites for recreational vehicles. The gross density of such a development shall be no greater than seven (7) per acre.

804.3 Density Calculation and Design

Density shall be calculated and the RV park shall be designed in accord with §601.4 of the Township Zoning Ordinance using the density factors of this §804.

804.4 Lot Width

The minimum average lot width for each campsite in an RV camp shall be fifty (50) feet. The minimum average lot width for each campsite in a primitive type camping facility shall be forty-five (45) feet.

804.5 Improved Area

The area improved for camping sites shall not exceed fifty percent (50%) of the total gross area of the tract being developed as a campground.

805 Design Standards

In addition to the other applicable standards contained in this Ordinance, the design standards on this §805 shall apply to all campgrounds.

805.1 Location

805.1.1 Floodplains - A campground shall not be located within a one hundred (100) year floodplain area as defined by the Federal Flood Insurance Program.

805.1.2 Nuisances - The site of any proposed campground shall be free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents, and shall not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.

805.1.3 Slopes - A campground shall not be located where the average natural slope of the area of the site intended for development exceeds fifteen (15) percent.

805.2 Soil and Ground Cover

805.2.1 Existing Vegetation - Existing trees, shrubs and other vegetation shall be preserved and maintained to the greatest extent possible.

805.2.2 Erosion Control - All areas of a campground disturbed during the development process and not covered by improvements shall be stabilized and protected with such vegetative growth as necessary to prevent soil erosion and the emission of dust during dry weather. Such vegetation shall be maintained by the owner in such condition as to provide continued soil protection. §606 of this Ordinance shall apply to all campgrounds.

805.3 Stormwater/Drainage

Campgrounds shall be designed to insure that all surface water is drained in a safe and efficient manner away from campsites. The requirements of §605 of this Ordinance shall apply to all campgrounds.

805.4 Setbacks, Buffer Strips and Screening

805.4.1 Overall Property Line Setbacks - No individual campsite shall be located closer than one hundred (100) feet to any exterior property line of the campground, or from a public road right-of-way. The land between the campsites and the exterior property lines shall have sufficient existing or planted trees and/or shrubbery to screen the campground to a height of six (6) feet from the adjacent lands and to serve as a buffer.

805.4.2 Interior Setbacks - No recreational vehicle or tent shall be placed on a campsite less than:

- A. Twenty (20) feet from the front lot line
- B. Twenty (20) feet from the rear lot line
- C. Ten (10) feet from the side lot lines
- D. One-hundred (100) feet from the normal high water mark of any lake, stream or other body of water.

805.5 Streets, Access and Parking

805.5.1 Streets

- A. All two-way streets in campgrounds shall conform to the requirements for minor streets as established in Article VI.
- B. One way streets shall have a minimum right-of-way width of twenty (20) feet and shall be improved with a travelway not less than fifteen (15) feet in width and shall otherwise conform to the standards for minor streets as established by Article VI.
- C. No campground street may be offered for dedication to the Township. Construction and maintenance of campground streets shall be the sole responsibility of the developer or operator of the campground.

805.5.2 Parking

- A. Parking shall not be permitted on streets or drives within the campground, but shall be restricted to designated parking areas either at each site or at common locations.
- B. All campsites designed for recreational vehicles shall have off-street parking spaces for the recreational vehicle and for one passenger vehicle. The parking spaces shall be level in a longitudinal direction and shall be uniformly crowned in a transverse direction and shall be well drained. The parking spaces need not be paved, but shall have a minimum depth of six (6) inches of compacted crushed stone, bank run gravel or shale.
- C. All campsites designed for tenting may be provided with on-site parking spaces in accord with §805.5.2,B or may have a common parking area not over five hundred (500) feet from the most distant campsite. Common parking areas shall provide at least 1.5 spaces per campsite. The minimum of each parking space shall be at least nine (9) feet by eighteen (18) feet, exclusive of any aisle.

805.5.3 Access - There shall generally be at least two (2) points of ingress and/or egress for each campground

from any one (1) public right-of-way (emergency accesses excepted) and all driveways to individual sites along a public right-of-way shall front on an interior access drive. Accesses shall be separated by at least one hundred-fifty (150) feet where they intersect with a public street.

805.5.4 Site Frontage - Campground sites and parking spaces shall have direct access to and frontage on the interior park street system. Campsites and parking spaces shall not front or have access directly to public roads or streets or to private roads or streets passing through the campground and providing access to other parcels or developments.

805.6 Utilities

805.6.1 Water Supply and Sewage Disposal - Campgrounds shall be served by a central water supply and a central sewage disposal system in accord with §607 of this Ordinance.

- A. All campsites which are not provided with a connection to a central water supply and a central sewage system shall be located within three hundred (300) feet of a bathhouse/toilet facility which shall be equipped with a water supply, toilets, urinals and lavatories in accordance with Department of Environmental Protection regulations.
- B. The campground shall be equipped with sewage dumping stations designed and constructed in accordance with the Department of Environmental Protection requirements.

805.7 Refuse Disposal

The storage, collection and disposal of refuse in the campground shall be so managed as to create no health hazards or air pollution. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than one hundred and fifty (150) feet away from any campsite space. Containers shall be provided in sufficient number and capacity to properly store all refuse as required by the Pennsylvania Department of Environmental Protection. Rubbish shall be collected and disposed of at a facility approved by the Pennsylvania Department of Environmental Protection as frequently as may be necessary to insure that the containers shall not overflow.

805.8 Recreation Area

At least ten percent (10%) of the parcel shall be suitable for and improved to provide for active recreation for users of the campground. Such active recreation may include, but is not limited to: swimming pools, playgrounds, play fields, ball fields, courts of all types, community buildings and similar facilities. The Township will determine the adequacy of the proposed facilities for the number of campsites and may require additional facilities as a condition of approval.

805.9 Landscaping

A landscaping plan for the proposed project shall be prepared by the developer for review and approval by the Township. Landscaping shall be considered an improvement for the purposes of regulation by this Ordinance; and, shall at a minimum, provide for the stabilization of any areas on the project parcel where the earth is disturbed and document compliance with the Soil Erosion and Sedimentation Control Plan.

805.10 Other Requirements

There shall be provided in each campground such other improvements as the Township may require whereby such requirements shall at all times be in the best interest of the public health, safety and general welfare.

806 Non-Residential Uses

No part of any campground shall be used for non-camping purposes, except such uses that are required for the direct servicing and well-being of the users of the campground and for the management and maintenance of the campground.

807 Other General Requirements

807.1 Fences

All property lines shall be kept free and open; and no fences, except as may be required by screening sections or may exist naturally, shall be permitted thereon.

807.2 Nuisances

No noxious or offensive activities or nuisances shall be permitted on any campsite.

807.3 Animals

No animals shall be kept or maintained on any campsite, except the usual household pets. Pets shall be kept confined so as not to become a nuisance.

807.4 Garbage and Refuse Disposal

No person shall burn trash, garbage or other like refuse on any campsite. All such refuse shall be placed and kept in approved receptacles for the same. No owner shall permit the accumulation of litter or refuse or junk on a campsite.

807.5 Camping Accessories

Notwithstanding any provisions herein contained to the contrary, picnic tables, benches, storage sheds (not exceeding 120 square feet in area), fire boxes or fireplaces, and similar items of personal property, may be placed on a campsite. All personal property on a campsite shall be maintained in good condition so as not to become unsightly.

807.6 Ditches and Swales

Each owner shall keep drainage ditches and swales located on his campsite free and unobstructed and in good repair, and shall provide for the installation of such culverts upon his campsite as may be reasonably required for proper drainage; and shall also prevent erosion on his campsite.

807.7 Drilling and Mining

No drilling, refining, quarrying or mining operation of any kind shall be permitted on any campsite.

807.8 Appurtenances

No permanent external appurtenances, such as additions, carports, cabanas, decks or patios, may be attached to or be placed to serve any travel trailer or other recreational vehicle parked in a campground development, and the removal of wheels or placement of the unit on a foundation is prohibited.

808 Compliance of Existing Campgrounds

808.1 Existing

All the requirements of this Article VIII which govern the operation and/or maintenance of campgrounds and RV parks including but not limited to, occupancy, refuse collection, parking on campground streets, and the requirements of §807 shall apply to all existing campgrounds.

808.2 Expansions

The regulations of this Article VIII shall apply to any expansions of existing campgrounds, including increases in the number of campsites even though no addition to total land area is involved.