

**ARTICLE X
CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS**

1001 Applicability; Occupancy; Records

A. Applicability

All campgrounds and recreational vehicle parks as defined in Article II, hereinafter referred to as RV Parks, shall conform to the provisions of this section. In addition, any expansion involving the cumulative addition of ten (10) or more sites to an existing park, beginning with the date of this ordinance, and/or the addition of sites to an existing park that will require additional sewage disposal facilities, shall also conform to this section. These standards shall be required for RV Parks in which sites will be rented for transient use. Non-transient RV Park sites that will be leased or will be sold shall conform to minimum standards established for conventional residential developments as stipulated in this Ordinance.

B. Occupancy

No site shall be used as a permanent residence.

1002 Procedures and Standards

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

1003 Minimum Park Size

A minimum parcel size of five (5) acres shall be required for RV Parks and all lands proposed for an RV Park shall be contiguous.

1004 Density; Project Design Process and Procedure

1004.1 Site Size; Density

A. Site Size

Each site in an RV Park shall have a minimum area of eight hundred (800) square feet. Minimum site widths shall be twenty (20) feet. Site area shall be measured exclusive of any rights-of-way. For purposes of this Ordinance, public rights-of-way mean all easements or other rights-of-way that are open for free and easy use by other site occupants and/or the general public.

B. Density

The number of sites in an RV Park shall not exceed an overall density of ten (10) per acre

1004.2 Project Design Process and Procedure

- A. Design Process and Procedure - All RV Parks shall be designed and processed in accord with the requirements for Open Land Developments contained in §801 of this Ordinance.
 - B. Site Plan - A proposed site plan showing all necessary information to include at a minimum, location of all buildings and improvements including roads, parking areas, planting strips, signs, overall grading plan with storm drainage facilities, water supply and distribution systems, sewage treatment and collection systems and the specific areas provided as open space pursuant to the requirements of this Ordinance. Building layouts and profiles shall also be provided indicating building dimensions, numbers, and sizes, common ownership or use areas, lighting and such other information as shall be required to determine compliance with the design standards contained herein and any other building standards which may be applicable. Setbacks from property lines, improvements, and other buildings shall also be specifically shown.
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- C. Open Space - Open space area shall be preserved to the maximum extent possible in accord with a schedule or plan for the purpose of preserving the open space in the same manner as required for Open Land Development in §801.5 of this Ordinance.

1004.3 Site Demarcation

All RV Park sites shall be specifically shown on the plans submitted.

1005 Design Standards

In addition to the other applicable standards contained in this Ordinance the design standards in this §1005 shall apply to all RV Parks.

1005.1 Location

A. Flood Plain

Any structures in any RV Park shall not be located within a one hundred (100) year flood plain area as defined by the Federal Flood Insurance Program unless in compliance with all applicable local ordinances.

B. Nuisances

The site of any proposed RV Park 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.

1005.2 Soil and Ground Cover

All areas of an RV Park 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 emanation of dust during dry weather. Such vegetation shall be maintained by the park owner in such condition as to provide continued soil protection. The requirements of §606 of this Ordinance shall apply to all RV Parks.

1005.3 Storm Water/Drainage

RV Parks shall be designed to insure that all surface water is drained in a safe and efficient manner away from recreational vehicle sites. The requirements of §605 of this Ordinance shall apply to all RV Parks. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface or into any storm water control facility in any part of an RV Park.

1005.4 Setbacks, Buffer Strips and Screening

A. Reserved

B. Buffers

A buffer area shall be provided around the RV Park. No individual site in an RV Park shall be located closer than fifty (50) feet to any public road right-of-way or closer than seventy-five (75) feet to any other exterior property line.

C. Screening

The Planning Commission may require screening such as fences or plant materials along the property boundary line separating the park and any adjacent incompatible use. Plantings shall provide an effective screen to a height of five (5) feet at the time of planting and an effective screen to a height of eight (8) feet within five (5) years. These buffer strips shall be properly maintained by the owner at all times.

1005.5 Streets, Parking and Access

A. Streets

RV Park streets shall be provided, designed and constructed in accord with §603 for minor streets; however, shoulders shall not be required.

B. Parking

Parking shall not be permitted on roads or drives within the RV Park, but shall be restricted to designated parking areas either at each site or at a common location. Off-street parking for one (1) motor vehicle shall be provided at each site and off-street, common parking areas for additional vehicles of park occupants and guests shall be provided at a rate not less than one (1) space per five (5) sites. These spaces shall be improved to a grade not greater than eight percent (8%) and shall be stabilized with a minimum six (6) inches depth of select material approved by the Planning Commission.

C. Access

There shall generally be at least two (2) points of ingress and/or egress in each RV Park from any one (1) public right-of-way (emergency accesses excepted) and all driveways to individual sites shall front on an interior access drive. The requirement for two (2) access points may be waived by the Planning Commission for reason of topography, parcel configuration or other factor deemed valid by the Planning Commission. Accesses shall be separated by at least one hundred fifty (150) feet where they intersect with a public street. Access intersections with a public road shall be designed to safely permit the entry and exit of recreational vehicles.

D. Site Access

Individual sites and parking spaces shall have direct access to the interior park street system. Sites and parking spaces shall not front or have access directly to public roads or streets or to private roads or streets passing through the RV Park and providing access to other parcels or developments.

E. Illumination

All RV Parks shall be furnished with lighting standards so spaced and equipped with luminaries placed at such mounting heights as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night. Lighting shall comply with §707.3 of this Ordinance

1005.6 Walks

A. General Requirements

All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

B. Common Walk System

Where pedestrian traffic is concentrated and a common walk system is provided such common walks shall have a minimum width of four (4) feet.

C. Individual Walks

All individual sites shall be connected to common walks, streets, driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

1005.7 Utilities

A. Water Supply

RV Parks shall be served by a community water supply system in accord with §607 of this Ordinance;

and connections may be made to each site or one connection may serve two (2) sites. Individual water-riser pipes shall be set at a vertical position and shall extend a minimum for two (2) feet above the ground surface.

B. Sewage Disposal

RV Parks shall be served by a community sewage disposal system in accord with §607 of this Ordinance; and connections may be made to each site and shall be made to any other wastewater producing facilities in the RV Park. No sewage disposal system shall be located on an individual site.

1005.8 Refuse Disposal

The storage, collection and disposal of trash and refuse shall be so managed as to create no health hazards or air pollution. All trash and refuse shall be screened from public view on three sides. Containers shall be provided in sufficient number and capacity to properly store all refuse as required by the Pennsylvania Department of Environmental Protection. Trash and refuse 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. Refuse Disposal shall be in accordance with the County's Solid Waste Plan.

1005.9 Recreation Area

A recreation area shall be provided that is at least twenty (20) percent of the entire area of the RV Park. The recreation area shall be useable for recreational activities and free from wetlands, steep slopes and other limiting features.

1006 Non-Residential Uses

No part of any RV Park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of campers and for the management and maintenance of the park. Neighborhood commercial uses, not visible from any public road right-of-way such as stores designed to serve the needs of campers may be permitted.
