

## ARTICLE VII

### RECREATIONAL AREAS

(Recreational Vehicle Parks or Campgrounds)

#### Section 701 - Plat Requirements And Processing Procedure

The plat requirements and processing procedure for land development as a campground shall be in accordance with the requirements contained in Article III of this Ordinance. It is noted that the requirements of Department of Environmental Protection Chapter 191, Title 25 Rules and Regulations must be fulfilled by the developer prior to the start of construction.

#### Section 702 - Design Standards

The arrangement and other design standards of streets, easements, blocks, lots, recreation areas and erosion and sedimentation control shall be in accordance with the requirements contained in Article IV of this Ordinance except as specified below:

##### 1. Street Widths in Campgrounds

- a. Design and Construction standards for public streets shall be as contained in Article IV and V of this Ordinance.
- b. Private Streets and Roads - Each camping Site shall front upon an approved street or road:
  1. Streets and roads shall be all weather constructed. Road oil, calcium or other suitable material shall be applied in an amount and frequency as necessary to control dust.
  2. One way streets and roads with camping site parking shall have an improved surface of no less than twelve (12) feet.
  3. Two way streets and roads with camping site parking shall have an improved surface of no less than twenty (20) feet.
  4. Streets and roads shall be graded to provide positive drainage from the road surface. Drains and culverts shall be provided as necessary to maintain proper drainage.
  5. Streets and roads shall have maximum grade of ten percent (10%) except for sections of no more than four hundred (400) feet in length which may exceed ten percent (10%), but in no case shall exceed twelve percent (12%).

##### 2. Lots in Recreational Vehicle Parks and/or Campgrounds:

###### a. Tent Campsites

1. The lot size shall be a minimum of eight hundred (800) square feet with a minimum of twenty 20 feet at the set back line and a density not exceeding twenty five campsites per acre. Each site shall have a clear, level, well drained pad for accommodating a tent and picnic table.

b. Recreational Vehicle Campsites

The lot size shall be a minimum of one thousand four hundred (1,400) square feet a minimum of thirty (30) feet wide at the set back line and a density not exceeding twenty (20) campsites per acre. Each site shall have a clear level, well drained pad for accommodating a vehicle site and picnic table.

c. Site Parking

Parking shall be provided on each camping site. Camping site parking shall provide a clean, level, well drained area of no less than eight (8) feet by twenty (20) feet dimensions for each vehicle and a minimum of two (2) spaces per site.

3. Building Setback Lines

a. Tent Campsites

1. From main road 35' from edge of road
2. From service road 10' from edge of road
3. A minimum of 10 feet from tent to tent

b. Recreational Vehicle

1. From main road 35" from center line
2. From service road 20" from center line
3. A minimum of 20 feet from vehicle to vehicle

Section 703 - Utility Improvements

A. Sewage Disposal System

1. An adequate and safe sewerage system shall be provided in parks for conveying and disposing of sewage from shower rooms, service buildings and other accessory facilities. Such systems shall be designed, constructed and maintained in accordance with the health regulations of the Pennsylvania Department of Environmental Protection and the Penn Township Authority.

2. Sewer Connections

- a. Each stand connection shall be provided with at least a four (4) inch diameter sewer riser pipe and screw connector.
- b. All materials used for sewer connection shall be semi rigid, corrosive resistant, non absorbent and durable. The inner surface shall be smooth.

3. Sewer Lines

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least ten (10) feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line. All sewer lines shall be constructed of materials approved by the Pennsylvania Department of Environmental Protection and Penn Township Authority and shall have watertight joints.

#### 4. Sewer Treatment and/or Discharge

Where the sewer lines of the park are not connected to public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection.

### B. Water Supply Distribution

#### 1. Source of Supply

- a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobilehome.
- b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- c. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level not in any room or space above ground which is walled in or otherwise enclosed, unless such rooms whether above or below ground have free drainage by gravity to the surface of the ground.
- d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

#### 2. Water Distribution System

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
- b. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- c. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at service building and other locations requiring potable water supply.
- d. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the owner and the Penn Township Board of Supervisors.

#### 3. Individual Water - Riser Pipes and Connections (where applicable)

- a. Individual water riser pipes shall be located within the confined area of the mobilehome and stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
- b. The water riser pipe shall have a minimum inside diameter of  $\frac{3}{4}$  inches and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobilehome does not occupy the lot.

- c. Adequate provisions shall be made to prevent freezing of the service lines, valves and riser pipe and to protect risers from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- d. A shut off valve below the frost line shall be provided near the water riser pipe on each mobilehome lot. Underground stop and waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

#### 4. Fire Protection

- a. Where fire hydrants are not provided, fire extinguisher of any type approved by the Fire Underwriter Laboratories (A B C) classification type bearing the Underwriter's label, shall be readily accessible, portable fire extinguisher of a type approved by the fire prevention authorities shall be maintained in all public service buildings under park control.
- b. Burning of refuse shall not be permitted.

#### C. Electrical Distribution System

- 1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.
  - a. Power Distribution Lines
    - 1. Power lines shall be located underground.
    - 2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.
  - b. Required Grounding: All exposed non current carrying metal parts of mobilehomes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobilehomes or other equipment.

#### D. Natural Gas Systems (if applicable)

- a. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

#### E. Liquefied Petroleum Gas System (if applicable)

- a. Liquefied petroleum gas systems provided for service buildings or other structures shall include the following:
  - 1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
3. All LPG piping outside of the mobilehomes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobilehomes.
4. Any vessel containing liquefied petroleum gas shall be securely but not permanently fastened to prevent accidental overturning.
5. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure unless such installations are specifically approved by the Township.

F. Fuel Oil Supply Systems (if applicable)

- a. All fuel oil supply systems provided for service buildings and other structures shall be installed and maintained in conformity with the following regulations.
  1. All piping from outside fuel storage tanks or cylinders to mobilehomes shall be securely but not permanently, fastened in place.
  2. All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall have shut off valves located within five inches (5") of storage tanks.
  3. All fuel storage tanks or cylinders shall be securely placed and shall not be less than ten feet (10') from any mobilehome exit.
  4. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 704 - Recreation Areas In Parks and Campgrounds

- A. In all parks, there shall be one or more recreation area which shall be accessible to all park residents.
- B. The size of such recreation areas shall be based upon a minimum of five hundred (500) square feet for each lot. No outdoor recreation area shall contain less than twenty thousand (20,000) square feet.
- C. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
- D. Park areas for recreational uses separated from site parking.
  - a. In a campground no part of the park shall be used for a non-residential purpose, except such uses that are specifically required for the direct servicing and well being of park residents and for management and maintenance of the park.

Section 705 - Improvement and Construction Requirements

In a campground park all improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with Article V of this Ordinance and shall also provide the following additional improvements.

1. Buffer Strips

- a. In a campground a suitably screened or landscaped buffer strip at least twenty (20) feet wide, approved by the Board of Supervisors shall be provided by the developer along all the property lines separating the campground from adjacent properties.
- b. The landscape screening shall be composed of evergreen plants and trees arranged to form both a low level and a high level screen. The high level screen shall consist of evergreen trees planted at an initial height of not less than four (4) feet, with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of two rows of evergreen shrubs or hedges planted at an interval height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen plantings shall be placed in an alternating or staggered pattern to produce a more effective visual barrier.
- c. An alternative visual barrier shall be six (6) foot high opaque fence or wall with planting of trees, shrubs, and/or vines along the surfaces of the barrier facing any residential or commercial district or public right of way.
- d. An alternative visual barrier shall be a suitably landscaped earth mound a minimum of six (6) feet high and thirty (30) feet wide.
- e. Consideration may be given to existing trees and shrubs in meeting the requirements of this Section.

2. Signs and Lighting

- a. Signs may be permitted subject to the approval of the Board of Supervisors.
- b. All means of ingress, egress, walkways, streets, and parking lots shall be adequately lighted.

3. Application for the annual renewal of a license shall be made by the holder of the license, to the Township Code Enforcement officer on a form provided by him, within fourteen days preceding expiration of the preceding license period, shall be accompanied by a fee as required, and by any changes since the preceding license was issued. The Township Code Enforcement officer shall inspect each campground prior to the issuance of a license for conformance with the provisions this Ordinance and all of the applicable legal requirements.

4. Each campground shall have an office in which shall be kept copies of all records pertaining to the management and supervision of the campground. Such records shall be available for inspection by the authorized officers of the Township and be on display in a conspicuous place on the premises at all times.

5. Register: It shall be the duty of the owner or his agent to keep a register of the "head of the family" accommodated in the campers or tents, their regular home address and the number and description of their automobiles or other vehicles. Said register shall be open at all times to the inspection by any authorized official of the Penn Township Board of Supervisors. The owner or his agent shall prescribe rules and regulations for the management at the campground and make adequate provision for the enforcement of such rules.
  
6. Whenever, upon inspection of any campground, it is determined that conditions or practices exist which are in violation of any provision of this ordinance, or any regulation adopted pursuant thereto, the Township Supervisors or their representative shall give notice to consist of a listing of the violated paragraphs of this Ordinance and shall advise them that unless such conditions or practices are corrected within the period of time specified in the notice, the permit to operate will be suspended. At the end of such period, such campground shall be reinspected and, if such conditions or practices have not been corrected, the Township Supervisors shall give notice in writing of a hearing for the suspension of the campground permit to the person to whom the permit is issued.