

403 Mobile Home and RV Parks

403.1 Mobile Home Parks

Mobile home parks shall comply fully with the requirements of the Milford Township Mobile Home Park Ordinance and the Milford Township Subdivision Regulations prior to the issuance of any zoning or occupancy permits relating to the same.

403.2 Recreational Vehicle Parks and Campgrounds

Recreational Vehicle Parks and Campgrounds shall be considered recreational land developments for the purposes of this Section.

A. A campground or RV Park subdivision or development shall have a gross area of at least five (5) contiguous acres of land in single ownership or under unified control.

B. Landscaping shall be provided in accord with the requirements of Section 410 hereof, provided that the Township shall be authorized to require additional landscaping and screening as may be required to achieve effective buffering of particular uses from adjoining properties, so as to ensure impacts across property lines are minimized.

C. Recreational land development lots or camping sites shall be at least fifty (50) feet wide and one-hundred (100) feet deep, excepting transient recreational land developments which may be clustered. Gross density, however, shall not exceed a total of eight (8) sites per acre for the development. Frontages on cul-de-sacs may be varied.

D. Individual recreational land development lots or camping sites shall be separated from service building structures and other occupied buildings and structures by a minimum distance of fifty (50) feet. Also, notwithstanding the requirements of Section 402 above, no recreational vehicle or tent platform shall be located closer than twenty-five (25) feet to the street right-of-way; closer than twenty five (25) feet to any other recreational vehicle or tent platform; or one-hundred (100) feet to any adjacent property line.

E. At least two (2) off-street parking spaces shall be provided for each site. At least one (1) such off-street parking space shall be provided on each lot as required.

F. The residential street design standards contained in Article III of this Ordinance shall apply to streets within non-transient recreational land developments.

G. Transient recreational land development street shall be not less than thirty-three (33) feet in right-of-way width, and shall be cleared, graded and constructed as required by the Township Board of Supervisors, based upon the size of the development, site conditions and type of development proposed (i.e. primitive tent camping or RV camping).

H. No individual on-site sewage or water supply shall be permitted, and all community system for the common use of campsite occupants shall fully comply, as evidenced by approved plans, with the standards imposed by the Pennsylvania Department of Environmental Resources and Milford Township.

I. The following additional regulations shall apply to all recreational land developments:

1. Appurtenances - No permanent external appurtenances, such as carports, decks, cabanas or patios, may be attached to any travel trailer or other recreational vehicle

parked in a recreational land development, and the removal of wheels or placement of the unit on a foundation in such a park is prohibited.

2. Location - A recreational land development shall be so located that no entrance or exit from a park shall discharge traffic into a densely populated residential area exceeding one dwelling unit per one-half acre, nor require movement of traffic from the park through such an area to obtain access to a public highway.

3. Common Use Areas - A minimum of 10% of the gross site area of the recreational land development shall be set aside and developed as common use areas for open and enclosed recreational facilities. No recreational vehicle site, required buffer strip, street right-of-way, cartway, storage area or utility site shall be counted as meeting this requirement.

4. Entrances and Exits - Entrances and exits to recreational land developments shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle, for vehicles moving in the direction intended, and the radii of curbs and pavements at intersections shall be such as to facilitate easy turning movement for vehicles with trailer attached. No intersection of an entrance and/or exit with a State or Township highway shall be located where less than five-hundred (500) feet of sight distance exists in either direction along the State or Township road, nor shall such intersection be located within one-hundred fifty (150) feet of any other intersection. Such distance shall be measured from centerline to centerline.

5. Parking Areas - In connection with the use of any recreational land development, no parking, loading or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, required buffer, right-of-way or any public grounds; or any private grounds not part of the recreational land development, unless the owner has given written permission for such use. Each recreational land development operator shall provide off-street parking, loading and maneuvering space located and sized so the prohibitions above may be observed, and shall be responsible for violations of these requirements.

6. Occupancy - Campsites shall be used only for camping purposes. No improvement or any mobile home designed for permanent occupancy shall be erected or placed on any campsite. All recreational vehicles in the development shall be maintained in a transportable condition at all times. Any action toward removal of wheels or to attach the recreational vehicle to the ground for stabilizing purposes is hereby prohibited. Moreover, no campsite shall be occupied for more than eleven (11) 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 from the campground for a period of seven (7) days, unless such owner can establish a prior removal within the immediately preceding eleven (11) months. These requirements shall be attached to each campsite sale or membership in non-transient recreational land developments by restrictive covenant.

7. Records - The management of every recreational land development 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 Board of Supervisors 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 recreational development until the owners and/or management provide evidence of compliance with these provisions.

8. Sanitary Waste Disposal - No owner or occupant of any campsite or recreational land development lot shall permit or allow the dumping or placement of any sanitary or other waste anywhere upon any campsite or elsewhere within the development, except in places designated therefore. No outside toilets shall be erected or maintained on any individual campsite. Plumbing fixtures within any recreational vehicles placed upon lots in the recreational land development shall be connected to the sewage disposal system for the development. Sanitary facilities, including toilets, urinals and showers, shall be provided within six hundred (600) feet of each lot or campsite.

9. Fences - All property and/or lot lines within the development shall be kept free and open; and no fences, except as may be required by this Ordinance for screening purposes or may exist naturally, hedges or walls, shall be permitted thereon. This shall not, however, preclude the erection of fences around the perimeter of the development.

10. Nuisances - No noxious or offensive activities or nuisances shall be permitted in any recreational land development.

11. Animals - No animals shall be kept or maintained in any recreational land development, except the usual household pets. Pets shall be kept confined so as not to become a nuisance.

12. Garbage and Refuse Disposal - No person shall burn trash, garbage or other like refuse in any recreational land development. All such refuse shall be placed and kept in airtight receptacles for the same. No owner or occupant shall permit the accumulation of litter or refuse or junk vehicles in any recreational land development.

13. Camping Accessories - Picnic tables, benches, storage sheds, 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.

14. Ditches and Swales - Each individual 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. He shall also prevent erosion on his campsite.

15. Drilling and Mining - No drilling, refining, quarrying or mining operation of any kind shall be permitted, nor shall drilling for water or digging of water wells be permitted on any individual campsite.

16. Vehicle Parking - No vehicle shall be parked on any street or roadway within the development.

17. Fire Rims - Each campsite fireplace shall be provided with a fire rim of concrete construction at least eight (8) inches in height to contain the fire.

18. Water Supply - Potable water drinking fountains shall be provided within three hundred (300) feet of each campsite.

J. The operational standards contained in this section shall be incorporated in restrictive covenants attached to the deeds for lots in non-transient recreational developments and shall be made part of a management plan for any transient recreational developments, which covenants and/or plan shall be approved by the Township Board of Supervisors in its review of preliminary and final plans for the recreational development. A management plan shall be required for all recreational land developments and restrictive covenants incorporating the standards of this section shall be required of all non-transient recreational developments. This shall be in addition to the submission requirements contained in the Township Subdivision Ordinance. A plan or set of covenants which does not adequately provide for conformance with this section shall not be approved. The plan and/or covenant shall also provide the Township with the option (but not the obligation) of being a part to their enforcement and include a right for the Township to periodically inspect the development for continued compliance with the plan and/or covenants.