

**ARTICLE VIII  
CAMPGROUND DEVELOPMENT STANDARDS AND REQUIRED IMPROVEMENTS**

**801 Application**

The design standards and required improvements set forth in this Article will be applied by the Planning Commission and the Supervisors in evaluating applications for campgrounds that are in single ownership and provide camp sites on a maximum twelve (12) month lease, or rental basis only. Camp sites are permitted in approved campgrounds only. Campgrounds proposed for sale or lease exceeding a twelve (12) month period shall meet all standards and requirements of a single-family residence, residential subdivision.

**802 General Standards and Requirements**

**802.1 Required Acreage**

All campground subdivisions or developments shall have a total land area of not less than twenty-five (25) acres.

**802.2 Soils and Slope**

All campgrounds shall be located on moderately well or better drained land with the average natural slope of the area to be improved for camp sites not to exceed twelve percent (12%).

**802.3 Township Comprehensive Plan**

The location and layout of the proposed campground shall be consistent with the Township Comprehensive Plan.

**802.4 Floodplain**

No permanent campground structures or buildings or sewage collection or disposal facilities shall be located within any defined one hundred (100) year floodplain area.

**802.5 Access**

The proposed campground shall have direct access to an existing public street or road.

**802.6 Improved Area**

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

**802.7 Prohibited Use**

No camping site may be occupied as a permanent residence.

**803 Submission, Application and Compliance**

**803.1 Procedure**

All provisions of Article III and Article IV shall apply with respect to submission, application and approval, and fees shall be in accordance with the Township fee schedule.

**803.2 Design Requirements**

The design of the campground shall conform to the requirements of this Ordinance and/or the requirements of the Pennsylvania Department of Environmental Protection for Travel Trailer Parks, whichever is greater or more restrictive. The applicant shall submit proof of approval of the proposed plan by the Department of Environmental Protection before the plan will be considered for final approval by the Planning Commission and the Board of Supervisors.

**804 Design Standards**

All plans for proposed new mobile campgrounds or expansion of existing campgrounds shall be designed in accord with the four-step process in §602 and meet the design standards applicable to all types of development contained in Article VI.

**804.1 Required Area**

Each camping site shall have a minimum area of two thousand five hundred (2,500) square feet exclusive of street rights-of-way and walkways.

**804.2 Density**

The maximum gross density of development in the area improved for campsites shall not exceed ten (10) sites per acre of the adjusted tract acreage of the parcel (See Zoning Ordinance §601.4,D,1.)

**804.3 Existing Trees and Shrubbery**

To the extent possible, existing trees and shrubbery shall be retained by the campground developer.

**804.4 Buffers**

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

**804.5 Electric Service**

Electric service shall be provided to at least fifty (50) percent of the campsites. Such electric service shall be installed underground.

**804.6 Centralized Sewage**

At least fifty (50) percent of the campsites designed and improved for recreational vehicles shall be provided with a connection to a centralized sewage system.

**804.7 Non-Centralized Sewage**

All campsites which are not provided with a connection to a centralized sewage system shall be located within five hundred (500) feet of a bath-house/toilet facility which shall be equipped with toilets, urinals and lavatories in accordance with Department of Environmental Protection regulations.

**804.8 Off-Street Parking**

All campsites designed for recreational vehicles shall have off-street parking spaces for the recreational vehicle and for one (1) 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, they shall have a minimum depth of six (6) inches of compacted crushed stone, bank run gravel or shale.

**804.9 On-Site Parking**

All campsites designed for tenting may be provided with on-site parking spaces in accordance with §804.8 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 area of each parking space shall be at least two hundred (200) square feet, exclusive of any aisle.

**804.10 Centralized Water and Sewage Systems**

The centralized water and sewage system shall be designed in accordance with the requirements of the Department of Environmental Protection and approved by the Department and in accordance with the standards of Appendices A and C of this Ordinance.

**804.11 Sewage Dumping Stations**

The campground shall be equipped with sewage dumping stations designed and constructed in accordance with the Department of Environmental Protection requirements.

**804.12 Streets**

Streets within the campground shall conform to the following:

- A. Conformity - All campground streets shall conform to the requirements for Private Access Drives as set forth in Table 6-2.
- B. One-Way Streets - 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.
- C. Two-Way Streets - Two-way streets shall have a minimum right-of-way width of thirty (30) feet and shall be improved with a travelway not less than twenty (20) feet in width.
- D. Radius- The minimum center-line radius of any interior campground street shall be not less than fifty (50) feet.
- E. Grade - The maximum grade of any campground street shall not exceed twelve (12) percent.
- F. Drainage - Drainage facilities shall be designed and constructed in accordance with the standards set forth in §609.
- G. Construction and Maintenance - 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.

**804.13 Recreation Area**

At least five (5) percent (but not less than one-half acre) of the area improved for campsites 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 Planning Commission and the Supervisors will determine the adequacy of the proposed facilities for the number of campsites and may require additional facilities before granting approval.

**804.14 Access Road**

The access road(s) serving the campground shall be designed and constructed in accordance with the standards set forth for Minor Street Base Course in Table VI-1 and Table VI-2 of this ordinance.

**804.15 Other Improvements**

There shall be provided in each campground such other improvements as the Planning Commission and the Supervisors may require whereby such requirements shall at all times be in the best interests of the public's health, safety and general welfare and may include, but shall not be limited to, garbage and trash collection, removal and disposal as approved by the Department of Environmental Protection, adequate park lighting system, and maintenance of all areas.