

**DRAFT WHITE TOWNSHIP
SALDO AMENDMENT
Recreational Vehicle (RV) Campground Regulations**

To be added to Chapter 275 Definitions:

- A. Recreation vehicle. A vehicular-type unit primarily designed for temporary living quarters for recreational, camping, or travel use, which is self-propelled or designed to be mounted on or towed by another vehicle. The term includes travel trailers, camping trailers, truck campers, motor homes, and park model recreational vehicles. The term does not include manufactured homes or other dwellings designed for permanent residential occupancy. A unit marketed as a tiny home, cabin, or cottage qualifies only if it otherwise meets this definition.
- B. A tract of land containing one or more recreational vehicle sites established or maintained for temporary lodging, subject to the occupancy requirements of this chapter. Sites may be rented, leased, or otherwise provided to the general public, employees, or contractors, with or without a separate charge.

ARTICLE XXX

§ 275-XX. Applicability.

- A. These standards apply to recreational vehicle parks providing sites for temporary lodging, whether rented, leased, or otherwise provided, including sites provided for employees or contractors with or without a separate charge.

§ 275-XX. Occupancy

- A. Accommodations within a recreational vehicle park shall be used for temporary lodging only and shall not serve as primary or permanent residences, except for a separately approved caretaker's dwelling. No person shall occupy any accommodation within the park for more than 180 nights during any consecutive 365-day period, whether consecutive or cumulative and regardless of changes in sites or accommodations. The park owner or operator shall maintain occupancy records sufficient to demonstrate compliance and shall be responsible for ensuring compliance with these restrictions.

§ 275-XX. Land Development Plan Requirements.

- A. Any person, firm, or corporation proposing to establish or expand a recreational vehicle park, increase its number of sites, or modify its approved site layout, roads, or utility systems shall obtain approval of a land development plan or revised plan, as applicable, in accordance with Article III before beginning construction or implementing the proposed changes. Routine maintenance and repairs that do not alter the approved plan shall not require a revised land development approval.
- B. Accommodation types. Applications shall identify all proposed accommodation types, including recreational vehicles, park model recreational vehicles, tiny homes, cabins, and cottages, and provide sufficient information to determine their classification and applicable

requirements. Such information shall include dimensions, construction standards or certifications, chassis or foundation details, and proposed utility connections. A manufacturer's or applicant's designation of a unit shall not determine its classification under this chapter. Units that do not meet the definition of a recreational vehicle shall be reviewed under the applicable provisions for buildings or manufactured housing.

§ 275-XX. Design Standards.

A. Lot area requirements. The planning and location of individual recreational vehicle lots shall be governed by the following minimum requirements:

- (1) Lot area. Recreational vehicle lots shall be a minimum width of 25 feet and shall not be less than 1,250 square feet in total area, excluding rights-of-way. Such size is considered adequate to accommodate parking for one recreation vehicle, one automobile parking space, and related outdoor facilities (grill, picnic tables, benches, etc.).
- (2) Separation between units. A minimum separation of 10 feet shall be maintained between recreational vehicles, including park model recreational vehicles, measured between their closest points with slide-outs fully extended. Awnings, decks, porches, and accessory structures shall not reduce the required separation between accommodations on adjoining sites.

B. Setback and Buffer Requirements

- (1) Setback requirements. No recreational vehicle unit or any other structure in a recreational vehicle park shall be located closer than
 - (a) 100 feet from any property line adjoining a property used for residential purposes, and 25 feet from all other property lines.
 - (b) 75 feet from the state highway center line.
 - (c) 25 feet from the right-of-way of a township road or 50 feet from the center line of a Township road, whichever is greater.
- (2) Buffer Yard Requirements.
 - (a) When abutting residentially developed or vacant properties, a buffer strip and screening shall be provided, a minimum of 10 feet in width, parallel to the park property line.
 - (b) When abutting nonresidential properties, the buffer strip shall be five feet in width, measured from the park property line. Buffer yard and screening must meet the requirements of § 275-25(d).

C. All recreational vehicle parks and lot areas must be well drained and located in areas free from swamps, marshes, or ponds and in such location as will be approved by the Planning Commission.

D. Roads, access and parking.

- (1) Interior roads.

- (a) All roads shall have a minimum right-of-way width of 25 feet and shall be improved with a travel way not less than 20 feet in width.
 - (b) The maximum grade of any campground road shall not exceed 10%.
 - (c) No campground road may be offered for dedication to the Township. Construction and maintenance of campground roads shall be the sole responsibility of the developer or operator of the campground.
- (2) Parking.
 - (a) Parking shall not be permitted on roads or drives within the campground, but shall be restricted to designated parking areas either at each site or at common locations.
 - (b) All campsites shall have off-road 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 with asphalt, but shall have a minimum depth of six inches of compacted crushed stone.
- (3) Site frontage. Campground sites and parking spaces shall have direct access to and frontage on the interior campground road system. Campsites and parking spaces shall not front or have access directly to public roads or roads or to private roads or roads passing through the campground and providing access to other parcels or developments.
- E. Lighting facilities. Adequate lighting shall be provided throughout the recreational vehicle park to ensure safe and secure passage for residents. Lighting shall be designed, located, and maintained to minimize glare, light trespass, and adverse impacts on adjacent properties. Fixture type, mounting height, spacing, and illumination levels shall be subject to review and approval by the Planning Commission.
- F. Walks. All walks shall provide safe, convenient all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual recreational vehicle park, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
- G. Water system. A potable water supply shall be provided through individual site connections or designated filling facilities for recreational vehicles with onboard water storage tanks. The water supply and distribution facilities shall meet all applicable requirements of the agencies having jurisdiction.
- H. Sewage system. All sewage facilities and disposal arrangements shall comply with applicable Pennsylvania Department of Environmental Protection (DEP) sewage facilities planning requirements and all required DEP and White Township permits shall be obtained.
- I. Trash receptacles. The owner, proprietor, or operator of a recreational vehicle park shall provide an adequate number and capacity of refuse receptacles to serve all lot areas and common facilities. Receptacles shall be durable, covered, and maintained in a sanitary condition to prevent nuisances, odors, vermin, and other threats to public health, safety, and welfare. Refuse shall be collected and removed at a frequency sufficient to prevent overflow and accumulation.
- J. Ancillary services. The developer may include certain ancillary services such as a laundromat,

camp store, grocery store, office, bathhouse, caretakers' residence, etc., provided that such services shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park.

K. Stormwater

- (1) The applicant shall submit a stormwater management plan that demonstrates compliance with the municipal stormwater management regulations (Chapter 263 of the Code of White Township)

§ 275-XX. Compliance with State and Federal Regulations.

Notwithstanding anything contained in this Article to the contrary, all applicable requirements, regulations, and standards of the Commonwealth of Pennsylvania and the Government of the United States relating to the establishment, operation, construction, and maintenance of recreational vehicle parks are hereby adopted by reference and made part of this Article. Compliance with such state and federal laws shall be required in addition to the provisions set forth herein, and no approval granted under this Article shall be construed as relieving any applicant, owner, or operator from meeting those requirements.