

2012-2

**AN ORDINANCE ESTABLISHING MINIMUM STANDARDS GOVERNING THE CONSTRUCTION AND MAINTENANCE OF CAMPGROUNDS; PROVIDING FOR THE ISSUANCE OF PERMITS FOR OPERATION THEREOF; AND PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE**

**CAMPGROUNDS / RV PARKS**

AN ORDINANCE ESTABLISHING MINIMUM STANDARDS GOVERNING THE CONSTRUCTION AND MAINTENANCE OF CAMPGROUNDS IN AREAS ZONED A-1 ; PROVIDING FOR THE ISSUANCE OF PERMITS FOR OPERATION THEREOF; AND PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE.

BE IT ORDAINED THIS 4th day of May, 2012, by the Commissioners of the Township of East Bethlehem, Washington County, Pennsylvania, as follows:

- A. Campground:** The term campground shall mean a tract or tracts of land, or any portions thereof, used for the purpose of providing sites for the temporary use of trailers, campers, or tents, as hereinafter defined, for camping purposes with or without a fee being charged for the leasing, renting or occupancy of such space.
- B. Department:** The term department shall mean the Department of Environmental Protection of the Commonwealth of Pennsylvania and its authorized representatives.
- C. Person:** The term person shall mean any individual, partnership, corporation, association, municipality, county, authority, Commonwealth of Pennsylvania or any other private or public entity.
- D. Camper:** The term camper shall mean a vehicular portable structure to be mounted on a chassis or wheels and towed or constructed as an integral part of a self-propelled vehicle for use as temporary dwelling for travel, recreation, and vacation commonly known as travel trailers, pickup coaches, motor homes, or camping trailers.
- E. Tents:** The term tents shall mean a portable lodging unit usually made out of skins, canvas, plastic, or strong cloth stretched and usually sustained by poles, and is dependent upon separate toilet and lavatory facilities.
- F. Camping Site:** The term camping site shall mean a parcel of land in an organized camp or campground for the placement of a single trailer and/or tent and the exclusive use of its occupants.

**G. Township:** The term Township shall mean **EAST BETHLEHEM** Township, Washington County, Pennsylvania.

## **SECTION II: PERMITS**

**A.** It shall be unlawful for any person to construct or maintain a campground within East Bethlehem Township, Washington County, Pennsylvania, without first having secured a permit from the Township.

**B.** Application for such permit shall be provided by the Township Secretary upon request after zoning approval is issued. Following the approval of the Township Commissioners, a permit shall be issued by the Secretary.

**C.** The Campground Permit Fee shall be Two-Hundred Fifty (\$250.00) Dollars, such permit to be renewed annually at a fee of Two-Hundred Fifty (\$250.00) Dollars at a time specified by the Township Commissioners.

**D.** The permit shall be valid only for the campground for which application is made.

**E.** The permit may be transferred, pending zoning approval, provided the campground is in compliance with all provisions of this Ordinance and upon the payment of a Fifty (\$50.00) Dollar transfer fee.

**F.** In the event the issuance of a permit is authorized by the Board of Commissioners for the establishment of a camp in accordance with the provisions of this Ordinance, or in the case of a presently existing camp, no change or alteration shall be made unless application therefore shall be made to the Board as in the case of the original establishment of a camp and a permit is thereupon authorized to be granted for such change or alteration by resolution of the Board.

**G.** The Board of Commissioner may revoke, suspend, or refuse to renew a permit at such time as there is evidence on non-compliance with this Ordinance.

## **SECTION III: PLAN**

**A.** Application for a campground permit shall be accompanied by two (2) copies of a plan for the proposed development. Such plans shall include the location of all streets and roads, campsites, utility services, buildings, recreation areas and other facilities. The Plans shall be drawn at an appropriate scale to provide ease of review, but at no less than one (1) inch equals one hundred (100) feet.

**B.** The Plan shall show property line of adjacent properties, together with the land use of such adjacent properties.

- C. The Plans shall be prepared and marked with the seal of an engineer.
- D. Provide Notarized permission from all property owners that adjoin planned trailer park.

#### **SECTION IV: STANDARDS**

**A. Setback:** No camping site shall be locate within one hundred (40) feet of a public right of way or within thirty-five (30) feet of any property line or within (40) feet of a non-affiliated residence.

- (1) All mobile home parks may be required to provide screening such as fences, or natural growth along the property boundary line separating park and adjacent areas.

**B. Campsites:** Individual campsites shall contain a minimum of 1,500 square feet with a minimum width of twenty-five (25) feet. Each campsite shall provide a clear, level well-drained pad for accommodating the trailer, camper or tent. Provide ether 12” compacted gravel or 4” on geo-fabric.

**C. Parking:** On-Street Parking within the campground is not permitted. Each campsite must provide at least two (2) parking spaces. All vehicles must be contained within the campground area. Parking is not permitted on public roadways.

**D. Streets and Roads:** Each camping site shall front upon an approved street or road.

- (1) Campground entrance roads must be paved 50 feet from the property line access to the main road. Entrance roads must be at least 25 feet wide.
- (2) One Way streets and roads with camping site parking shall have an surface of no less than twenty (20) feet;
- (3) Two way streets and road with camping site parking shall have an surface of no less than twenty (20) feet;
- (4) One way streets and road with on-street parking on one side shall have an surface of no less than twenty (20) feet, and twenty-eight (28) feet for parking on both sides;
- (5) Two way streets and road with on-street parking shall have a surface of not less than twenty-eight (28) feet for one (1) side parking, and thirty-six (36) feet for both side parking;
- (6) Streets and road shall be graded to provide positive drainage from the road surface. Drains and culverts shall be provided as necessary to maintain proper drainage;

- (7) Streets and roads shall have a maximum grade of six (6) percent except for sections of no more than one hundred (100) feet in length which may exceed six (6) percent, but in no case shall exceed ten (10) percent;
- (8) Streets and road 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.
- (9) Property owners are responsible for the maintenance of all roads within the campground.

**E. Refuse and Garbage Disposal:** The storage, collection and disposal shall not create a health hazard, rodent harborage, insect breeding areas, accident hazards, or odor. All such wastes shall be stored in covered, watertight, and animal proof containers. Collection shall be sufficiently often to prevent overflowing of refuse.

**F. Inspections:** Campsites will be inspected monthly by an individual appointed by the Board of Commissioners. An inspection fee of \$10 per unit is due and payable at the time of inspection.

#### **SECTION V: COMPLIANCE WITH OTHER REGULATIONS**

**A.** All campgrounds shall comply with the RULES AND REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF HEALTH, AS SET FORTH IN ARTICLE 413, CHAPTER 4, Regulations for Control of Sanitation in Organized Camps and Campgrounds adopted April 25, 1968, as amended.

**B.** Violation of the above shall constitute violation of this Ordinance and such violator shall be subject to penalties described herein.

#### **SECTION VI: ADDITIONAL REQUIREMENTS**

**A.** In addition to compliance with the standards set forth in this Ordinance, the Township Commissioners may make additional requirements as deemed necessary to protect the health, safety, morals and general welfare of the public. Such additional requirements shall be included in the plan for the campground and shall be complied with prior to issuance of renewal of a permit.

**SECTION VII: CAMPGROUNDS IN EXISTENCE AT TIME OF ADOPTION OF THIS ORDINANCE**

**A.** Any person operating a campground within East Bethlehem Township, Washington County, Pennsylvania, at the time of adoption of this Ordinance shall make application for a permit, including a Plan of existing campground.

**B.** The Commissioners shall examine the plan to determine which violations of this Ordinance if any, necessitate immediate correction, and proof of such correction shall be required prior to issuance of a permit.

**C.** Any person operating a campground at the time of adoption of this Ordinance shall within six (6) months submit a Plan for his/her campground complying with the requirements of this Ordinance and shall within one (1) year of the date of this Ordinance comply with the requirements and standards herein.

**SECTION VIII: VARIANCES**

**A.** Upon receipt of evidence that compliance with the requirements and standards of this Ordinance would render undue hardship, the Commissioners may grant a variance to those requirements and standards provided that such variance does not violate the intent of this Ordinance and/or endanger the health, safety, morals and general welfare fo the public.

**SECTION IX:**

The Township Engineer or duly authorized Township Officer of the Township shall make an inspection randomly of all campgrounds located within the Township. He/she shall thereupon make a report to the Board of Commissioners at its next meeting on the health and sanitary conditions found in each campground.

**SECTION X: PENALTIES**

**A.** Any person violating any provision of this Ordinance shall, upon conviction thereon, in a summary proceeding before a District Judge in Washington County, Pennsylvania, pay a fine of not less than Fifty (\$50.00) Dollars or more than three Hundred (\$300.00) Dollars for the use of East Bethlehem Township. Each day that the violation continues shall constitute a separate violation. In default of payment of any fine

or costs imposed under the provisions of this Ordinance, any person so convicted will have permit lifted and/or may be committed to the County Jail for a period not exceeding thirty (30) days.

**B.** In addition to the penalty set forth in Paragraph A above, the Township Commissioners are hereby authorized, or their duly appointed representative is hereby authorized to issue stop, cease and desist orders to any person(s) who violate any provision of this Ordinance by the institution of appropriate action or proceedings, as law or in equity to enjoin and restrain any such person from violating any provision of this Ordinance.

### **SECTION XI: VALIDITY**

**A.** Should any section or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereon, other than the part so declared to be invalid.

**B.** Any ordinance or parts of Ordinance conflicting with the provisions of this Ordinance are hereby repealed so far as the same affect this Ordinance.

### **SECTION XII:**

Each campground shall have an office in which shall keep 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. The permit from the township shall be on display in a conspicuous place on the premises at all times.

### **SECTION XIII:**

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 all automobiles or other vehicles. Said register shall be open at all times to the inspection by any authorized official of the East Bethlehem Township Board of Commissioners. The owner or his agent shall prescribe rules and regulations for the management at the campground and make adequate provisions for the enforcement of such rules.

### **SECTION XIV:**

This Ordinance shall be effective five (5) days after its enactment.

ENACTED AND ORDAINED by the Board of Commissioners of East Bethlehem Township, Washington County, Pennsylvania, at its regularly scheduled meeting held on the 9th day of May, 2012.

Maryann Kubacki  
Secretary

[Signature]  
Paul Battaglini, Chairman of Board of Commissioners

[Signature]  
Gasper Impiccini, Vice-Chairman of Board of Commissioners

[Signature]  
Ferdal Littleton, Commissioner

[Signature]  
Charles Mowl, Commissioner

[Signature]  
Michael Packfall, Commissioner