

ARTICLE XII



RECREATIONAL VEHICLE PARK REGULATIONS

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Section 1201 Applicability

For the purpose of this Article, recreation vehicles and recreational vehicle parks shall be defined as follows:

Recreational Vehicle – A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park – A plot of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. No residential uses shall be permitted and mobile units shall not exceed three hundred fifty (350) square feet in floor area. Recreational Vehicle (RV) Parks shall be designed to serve the placement of Recreational Vehicles. No Recreation Vehicle shall be used as a permanent place of abode, dwelling or business.

The standards set forth under this section are intended for those Recreational Vehicle Parks where lots within the park are for rental, sale or lease and are to serve the short-term placement of Recreational Vehicles as outlined above.

Section 1202 Permits

In conjunction with the rules and regulations as herein specified, the Recreational Vehicle Park developer shall submit properly prepared plans and speculations to the Department of Environmental Protection. Such submission shall be in accordance with Title 25, *Rules and Regulations Park I; Department of Environmental Protection-Subpart D, Environmental Health and Safety, Article III – Recreational Facilities-Chapter 191 – Organized Camps and Campgrounds*, as amended. Prior to final approval of development plans by the Clearfield County Planning Commission, the developer shall forward a copy of such permit or evidence of same to the Clearfield County Planning Commission.

Section 1203 Plan Requirements

- A. Persons, firms, or corporations proposing to open a Recreational Vehicle Park in those municipalities which fall under the jurisdiction of the Clearfield County Subdivision and Land Development Ordinance shall not proceed with any construction work on the proposed park until they have obtained from the Clearfield County Planning Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined, and has received the necessary approval of the plans from the Pennsylvania Department of Environmental Protection as indicated in Section 1202.

- B. **Pre-Application Procedure** – The Recreational Vehicle Park developer shall meet with the Clearfield County Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his proposal. The Clearfield County Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- C. **Preliminary Plan** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

Where a Recreational Vehicle Park is proposed for construction in a series of stages, a preliminary plan for development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

Preliminary plans, as required, shall comply in form and content as follows, insofar as applicable and the standard set forth herein:

Plan Preparation Requirements – All applications to the Clearfield County Planning Commission shall contain the following:

1. Name, mailing address, legal address and telephone number of applicant.
2. Interest of the applicant in the proposed travel park.
3. Location, address and legal description of the entire proposed travel park site.
4. Existing zoning of subject property and all adjacent properties.
5. Complete engineering plans and specifications of the proposed travel park showing:
 - a. The area and dimensions of the entire tract of land;
 - b. The land uses occupying the adjacent properties;
 - c. The number, size and location of the proposed vehicle sites and other parking areas;
 - d. The location, right-of-way, and surfaced roadway width, roadway design data and walkways;
 - e. The proposed interior vehicular and pedestrian circulation patterns;
 - f. The location of service buildings, sanitary stations and any other existing or proposed structures;
 - g. The location of water and sewer lines and riser pipes;

- h. Plans and specifications of all the water supply, sewage disposal and refuse facilities;
 - i. Plans and specifications of all buildings constructed or to be constructed within the travel park; and
 - j. The location and details of area lighting, electric and gas systems as related to all applicable codes and sound engineering practice.
 - k. The location of all drainage easements to comply with County drainage plans.
 - l. The location of prominent existing landscape features and proposed landscape features.
6. ***Soil Erosion and Sedimentation Control Plan*** – The owner shall submit to the Clearfield County Conservation District a soil erosion and sedimentation control plan. Such plan shall be prepared by a registered professional engineer and shall be as per Soil Conservation Service guidelines as may be applicable. Such plan shall be approved prior to commencement of site preparation and construction.
7. ***Storm Water Management Plan*** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to plan approval.
- D. **Commission Action** – The Clearfield County Planning Commission shall review the preliminary park plan as submitted and, within ninety (90) days of submission, shall take formal action on the plan in writing; giving approval, conditional approval (giving conditions), or disapproval (giving reasons).
- E. **Nature of Approval** – Approval of a preliminary plan by the Clearfield County Planning Commission and the municipality shall not constitute approval of the final plan or of roads or other improvements therein, but is rather an expression of approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan. Such final plan shall be submitted for approval by the municipality and the Clearfield County Planning Commission, in that order, upon fulfillment of the requirements of these regulations.

- F. **Final Plan** – Upon completion of any modifications required by the Clearfield County Planning Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- G. **Commission Review** – The Clearfield County Planning Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within ninety (90) days of receipt of complete information, the Clearfield County Planning Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.

Section 1204 Design Requirements

- 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 have a minimum width of thirty (30) feet and shall not be less than one thousand, five hundred (1,500) square feet (0.034 acres) in total area. Such size is considered to accommodate parking for one (1) Recreational Vehicle, one (1) automobile parking space, an accessory structure and related outdoor facilities (grill, picnic tables, benches, etc.). Maximum density per acre, however, shall not exceed eighteen (18) units/gross acre.
 - 2. **Setback Requirements** – Front setback for Recreational Vehicle units shall be fifteen (15) feet from the front and side lot line of any internal road or street. However, structures, such as bathhouses, administration offices, recreation centers and other ancillary facilities of a permanent nature shall be set back from adjacent or access streets seventy-five (75) feet as measured from the centerline of such street. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.
- B. **Perimeter Requirements**
 - 1. When abutting residential districts, a setback buffer area shall be fifty (50) feet as measured from the park property line or zoning boundary line, whichever may be applicable. When abutting any other zoning district, the setback shall be twenty-five (25) feet as measured from the property line or zoning boundary line, as may be applicable.
 - 2. When abutting an existing dedicated public right-of-way, the setback shall be seventy-five (75) feet as measured from the street centerline, or twenty-five (25) feet from the existing right-of-way, whichever results in the greater setback.

3. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.

C. **Roadway Design Standards** – Recreational Vehicle Park roads shall be designed for the safe and convenient movement of recreational vehicles minimizing disturbance of the natural environment.

The internal street system shall be generally as outlined in Article VIII - Design Standards of the Clearfield County Subdivision and Land Development Regulations and specifically as follows:

1. **Collector Street** – Design as per Article VIII of the Clearfield County Subdivision and Land Development Regulations. All requirements for a public street shall be applicable. Such street shall serve as collector internal to the development and provide access to park lots, administrative and ancillary facilities. Such collector streets shall be improved as outlined in Articles VIII and X of the Subdivision and Land Development Ordinance.
2. **Minor Streets** - Design as per Article VIII of the Clearfield County Subdivision and Land Development Ordinance.

Minor streets shall be constructed of select material surfacing as per Section 677, Form 408 Penn DOT Highway Specifications or approved equal. Materials shall be identified as #2 R.C. aggregate. It shall be made from stone, slag or gravel and meet the following gradation:

Passing #1 – ½ sieve	-	100%
Passing #4 sieve	-	15 – 60%
Passing #100 sieve	-	0 – 20%

3. **Construction Requirements** – The aggregate shall be uniformly spread upon the graded areas, without segregation of coarse and fine material, in loose layers not exceeding five (5) inches in depth, and compacted with a 10-ton roller meeting the requirements of Section 108.05(c).a or 3.b, Form 408 Specifications – Commonwealth of Pennsylvania Department of Transportation.

The surfacing shall be crowned or sloped as indicated, and the final compacted depth shall comply with the depth shown on the drawings.

Satisfactory compaction will be determined by the stability of the material under the specified compaction equipment; if the material used does not contain sufficient fines to properly lock under the roller, additional fines of the same material or limestone fines shall be added as necessary to secure the desired compaction and stability.

4. **Cul-de-sac Streets** – Shall be provided with a turnaround having an outside roadway diameter in accordance with Penn DOT Form 408 Specifications.
5. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one and one-half (1 ½) parking spaces for each recreational vehicle lot, and shall be on the recreational vehicle lot or in designated parking areas – no on-street parking shall be permitted for safety reasons.
6. **Recreation** – At least ten percent (10%) of the park area shall be reserved for active and passive recreation purposes with appropriate location, dimensions and topographic characteristics which lend themselves to recreational use. Such area shall exclude required buffer and setbacks.
7. **Ancillary Services** – The developer may include certain ancillary services such as laundromat, camp store, grocery store, office, bathhouse, caretaker’s residence, etc., provided that such uses shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park and does not violate local zoning regulations.
8. **Plans and Compliance** – No person shall construct, open or dedicate any road, or any drainage facilities in connection therewith, for public use or travel in Clearfield County, without first submitting plans thereof to the municipality and the Clearfield County Planning Commission for their approval. Such plans shall be prepared by the Clearfield County Subdivision and Land Development Regulations and additional requirements of the municipality. Plans submitted for review and approval by the Clearfield County Planning Commission shall be accompanied by a certified report as prescribed in Article III.

Said plans shall show the profiles, course, structure of such roads, the capacity of any drainage facilities and the method of drainage of the adjacent or contiguous territory. Also, said plans shall show any other details that may be required by the municipality or the Clearfield County Planning Commission. Construction shall be in strict accordance with street specifications and the final plans approved.

Subsequent to final plan approval where new streets are to be constructed, the streets shall be installed and a certified report, prepared by a registered professional engineer as outlined in Section 1203, shall be submitted. Such street shall also be inspected by the municipality and notice of approval forwarded to the Clearfield County Planning Commission.

9. **Excavation and Grading** – Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings or as may be revised by the Commission and the municipality to meet conditions encountered during construction, the excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits; and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way as called for on approved plans, removal of the top soil and excavating of ditches and the construction of fill. Inspection shall be performed and approval granted by the municipality prior to further work.

10. **Fire** –

a. **General** – For the safety and welfare of the occupants of the Recreational Vehicle Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.

b. Fire hydrants shall hereafter be required in any new Recreational Vehicle Park where the extension of central water lines, whether public or private, are proposed for the Recreational Vehicle Park development.

i. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Recreational Vehicle park is proposed to be located.

ii. *Spacing* – Hydrant spacing shall be adequate to serve all lots within the Recreational Vehicle Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. When an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.

iii. *Location* – Hydrants shall be located within dedicated easements.

iv. *Design* – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Recreational Vehicle Park.

- c. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - i. *The Tank System* – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - (a) The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - (b) Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square, covered by either a removable type lid or a hinged type lid.
 - (c) Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least one, two and one-half (1, 2 ½) inch outlet.
 - ii. *The Pond System* – A water pond shall be located in such a way as to service all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the the fire chief of the municipality, to adequately serve all park lots. In addition, a cyclone fence at a minimum height of six (6) feet, with single strand barbed wire shall enclose the pond.