

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE DINGMAN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE BY ADDING PROVISIONS FOR CAMPS AND REVISING PROVISIONS FOR SHARED DRIVEWAYS AND OTHER MISCELLANEOUS REVISIONS

At a duly advertised regular or special meeting, the Dingman Township Board of Supervisors do hereby enact the following:

§ 100-13. Glossary of Terms.

Camp - A private land development that may include campsites and permanent buildings - such as camp cabins, camp dormitories, indoor recreational facilities, dining hall, community hall, offices and storage for maintenance and recreational equipment, and includes water and sewage facilities; and may include outdoor recreational facilities - such as ball fields, tennis courts, basketballs courts and trails. The camp may include overnight stays and the organization shall have a recreational, educational, religious or environmental mission. Each camper's residency is restricted to a period of no more than 90 calendar days annually. 'Camp' shall not include hunting and fishing cabins and recreational vehicle campsites.

Campgrounds - See Recreational Land Development definition.

Driveway - A defined private access from an individual *residential* lot or dwelling unit to a public or approved private right-of-way, not including any access designed to service more than ~~two~~ **one** (1) single-family dwellings *or lot*. A driveway shall not intersect with more than one public or private street.

Shared Driveway: A driveway that provides access to two residential lots or dwelling units.

Recreational Vehicle - A vehicular type of unit initially designed as temporary living quarters for recreational camping or travel use which either has its own motive of power or is mounted on or drawn by another vehicle. The basic types of recreation vehicles are:

- A. Travel Trailers - A vehicular unit, mounted on wheels, of such size or weight as not to require special highway moving permits when drawn by a motorized vehicle, designated and constructed to provide temporary living quarters for recreational, camping, or travel use, and a size of no more than ~~three~~**four** hundred (~~3400~~) square feet ***in the set up mode when measured at the largest horizontal projections.***
- B. Truck Camper - A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck and constructed to provide temporary living quarters for recreational, camping or travel use.
- C. Motor Homes - A vehicular unit built on a self-propelled motor vehicle chassis, designed to provide temporary living quarters for recreation, camping or travel use.
- D. Camper Trailer - A vehicular unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite and designed to provide temporary living quarters for recreational, camping or travel use.

- E. Tent - A movable shelter made of canvas or other similar material and supported by a pole or poles and designed and manufactured to provide temporary living quarters for recreational and camping use.
- F. Self-Contained Unit - A unit that; can operate independent of connections to external sewer, water and electrical systems; has a toilet and holding tank for liquid waste; contains water storage facilities; and may contain a lavatory, kitchen sink and/or both bath facilities connected to the holding tank.
- G. *Park Model RV - also known as a recreational park trailer, is a trailer-type RV that is designed to provide temporary accommodation for recreation, camping, or seasonal use. PMRV's are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet in the set-up mode. They are certified by their manufacturers as complying with the ANSI A119.5 standard (as amended) for recreational park trailers.*

§ 100-15. General Procedures and Requirements for Land Developments and Subdivisions.

- B. A Preliminary Plan shall be required for all subdivisions and land developments ~~This requirement will be waived by the Township Board of Supervisors, however, in those instances where no improvements demanding inspection or financial guarantee are proposed.~~ Should a Preliminary Plan be ~~waived~~ **deemed unnecessary by the Planning Commission**, the applicant shall proceed directly with a Final Plan submission provided all information connected with a Preliminary Plan submission is included.
- E. Final Plan Procedures. Following the installation and inspection of improvements or preparation of satisfactory guarantees for their installation and maintenance, the subdivider may submit Final Plans to the Township. Final Plans shall be processed in the same manner as Preliminary Plans. They may, however, be submitted in stages. No Preliminary Plan (or portions of such Plan) shall remain valid for development of Final Plans after a period of five years from Preliminary Approval if any of the applicable standards of this Ordinance have been modified and no extension of approval has been granted. Moreover, no Final Plans shall be accepted for any subdivision or land development for which DEP has not prior approved or concurrently approved the necessary revision to the Official Wastewater Facilities Plan.

Following approval of the Final Plan by the Board of Supervisors, the subdivider shall, within ninety (90) days, officially record the Final Plan in the Office of the Pike County Recorder of Deeds **and also submit proof of recording to the Township within thirty (30) days thereafter.** Failure to do so will render the plan void and the subdivider shall resubmit the Plan for approval including any fees required.

§ 100-17. Preliminary Plan Requirements.

- V. Copies of permits **applications submitted to** ~~from~~ either Dingman Township or the Pennsylvania Department of Transportation, as the case may be, for street encroachment or highway occupancy. The Township, however, may waive this requirement where no immediate plans exist to improve the property, provided that any lot where a permit

requirement is waived must contain at least 50 acres, and a notice has been placed on the plat that such permits are required. Notwithstanding any exceptions granted, such permits shall be obtained prior to starting construction or guaranteeing any road construction required. When a subdivision is also a lot improvement and no new access is required for either, or any, resulting lots then the requirement for an HOP may be waived.

§ 100-19. Final Plan Requirements.

~~One (1) mylar and~~ ten (10) paper copies of Final Plans for Land Developments and Subdivisions shall be prepared by a Registered Professional Land Surveyor or other professionals as provided herein and submitted to Dingman Township for approval. The term "Final Plan" shall be indicated in the title block on all sheets and original seals and signatures appearing on each sheet connected with the submission. Each sheet shall be consecutively numbered as "Sheet ___ of ___." The plans shall be prepared on sheets of a uniform size no less than 11" x 17" and no greater than 24" x 36" and otherwise conforming with requirements of the Pike County Recorder of Deeds. Final Plan attachments and exhibits shall be numbered and labeled in accordance with the requirements of this Section and any "subdivision checklists" developed by the Township. The Final Plan shall include, in addition to the information required for the Preliminary Plan submission, the following:

§ 100-30. Street Requirements.

Q. ~~Private~~ ***Shared*** Driveways may be used to access a maximum of two (2) single-family dwellings ***or lots***. Accesses to multi-family dwelling projects shall not be considered ~~private~~ driveways but, rather, be subject to the requirements herein pertaining to streets. The following standards shall apply to ~~private~~ ***shared*** driveways:

- (1) Individual driveways serving only one single-family dwelling shall not be subject to any of the street design or improvement requirements of this Section 100-30.Q or this Ordinance.
- (2) Standards of construction for shared driveways servicing one two-family dwelling or two single family dwellings ***or lots*** ~~may be modified~~ ***shall be in accordance with this Section 100-30(Q)*** provided the deed for each lot (a copy of which shall be submitted) shall contain appropriate restrictive covenants:
 - (a) setting forth the manner in which the costs of repairs, upgrade and maintenance shall be apportioned between the owners,
 - (b) restricting each parcel from further subdivision ***unless or until the driveway or shared driveway is upgraded to a minor street in accordance with the terms of this ordinance and approved by the Township. This subsection shall apply to new or previously approved driveways and to driveways that predate this ordinance.***
 - (c) documenting that the ~~parties understand the~~ ***shared*** driveway is the not the responsibility of the Township and that ~~they~~ ***no one*** shall have ~~no~~ ***any*** recourse to the Township for repairs, upgrades or maintenance ***or the lack thereof. unless and until said driveway is brought completely up to then prevailing road dedication requirements of Dingman Township and is accepted by the Board of Supervisors.***

(3) The *shared* driveway shall meet the following minimum design standards:

Minimum Right-of-Way	30 feet
Minimum Pavement Width	12 feet
Minimum Shoulder Width	3 feet
Maximum Grade	16%

A negative slope of not less than two percent (2%), for a minimum distance of twenty feet (20') from the intersecting road right-of-way, shall be provided on the ~~private street~~ *shared driveway* to prevent storm water run-off from flowing onto the intersecting roadway. A leveling area not exceeding four percent (4%) in grade and not less than forty feet (40') in length shall be provided where the ~~private street~~ *shared driveway* intersects with the right-of-way of the adjoining street. *A shared driveway may not intersect with more than one public or private street.*

- (4) pavement shall consist of an all-weather surface,
- (5) applicants proposing *shared* driveways of this nature shall not be required to submit detailed engineering data (e.g. profiles, grade analyses, etc.) in conjunction with the submission but *shared* driveways shall be subject to inspection by Township representatives to determine that improvements have been constructed to comply with these standards. *Shared driveway* ~~Private street~~ entrances or aprons within the adjoining street right-of-way and the ~~private street~~ *shared driveway* shall be installed or guaranteed by the Developer and/or Subdivider as required in this Ordinance prior to final subdivision approval. *Shared* ~~Private~~ *Driveways* shall not under any circumstances, be dedicated to the Township as municipal streets.

§ 100-35. Nonresidential Subdivisions and Land Developments.

B. ~~Private~~ Streets, Drives, Parking Areas and Sidewalks

§ 100-38 Camps

- A. *A camp shall meet the lot area and density requirements as set forth in the Zoning Ordinance.*
- B. *All camps shall provide and maintain a vegetative screening strip of planted or natural growth, along all boundary lines of adjoining R-1 District properties. Such screening shall be at a depth of not less than twenty (20) feet, to effectively screen the area to a minimum of six (6) feet in height within a reasonable time period (one year of application approval). A planting plan specifying types, size and location of existing and proposed plant material shall be required and approved by the Board of Supervisors.*
- C. *Buildings and structures shall be located closer than twenty-five (25) feet to the street right-of-way, or thirty five (35) feet to the edge of traveled way; or one-hundred (100) feet to any property line.*
- D. *Adequate Buildings and structures suitable for occupancy shall be provided to house the maximum occupancy of the camp.*

- E. Street Requirements. The street design standards contained in Article IV of this Ordinance shall apply to streets within the development. All access drives in the development shall be designed to the minor street standard, at a minimum.***
- F. No individual on-site sewage or water supply shall be permitted, and all community systems for the common use of the camp development shall fully comply, as evidenced by approved plans, with the standards imposed by the Pennsylvania Department of Environmental Protection and Dingman Township. All systems shall be designed for 100% occupancy.***
- G. The following additional regulations shall apply:***
- (1) Entrances and Exits - Entrances and exits to camps 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 development shall be through such entrances and exits. Streets shall be laid out to intersect as nearly as possible at right angles; in any event, no street shall intersect another at less than sixty (60) degrees. 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 500 feet of sight distance exists in either direction along the State or Township highway, nor shall such intersection be located within 150 feet of any other intersection.***
 - (2) Parking Areas - In connection with the use of any camp, 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 camp, unless the owner has given written permission for such use. Each camp operator shall provide off-street parking, loading and maneuvering space located and sealed so that the prohibitions above may be observed, and shall be responsible for violations of these requirements.***
Parking and Loading Areas shall conform with the requirements set forth in the Zoning Ordinance.
 - (3) Records - The management of every camp shall be responsible for maintaining accurate records concerning the occupancy of all camps. All camps shall be permitted by the Pennsylvania Department of Health. The Township Board of Supervisors and/or its designated agents shall have access to, and the right to inspect, records for evidence of appropriate permits. The Township Board of Supervisors and/or their designated agents shall, in addition, have the authority, when any provision of this Article is violated, to prohibit the occupancy of any and all camps in a recreational development until the owners and/or management provide evidence of compliance with these provisions.***
 - (4) Waste Disposal - No owner or occupant of any camp development shall permit or allow the dumping or placement of any sanitary or other waste anywhere within the development, except in places designated therefore. No outside toilets shall be erected or maintained within the development. All Plumbing fixtures within any structure shall be connected to the sewage disposal system for the development. Sanitary facilities, including toilets, urinals and showers, shall be provided within five-hundred (500) feet of each occupied structure. A minimum of one toilet per sex per twenty-five (25) occupants shall be provided.***
 - (5) Fences - All property lines within the development shall be kept free and open; and no fences, except as may be required by screening sections or may exist naturally, ledges or***

walls, shall be permitted thereon. This shall not, however, preclude the erection of fences around the perimeter of the developed areas.

- (6) *Nuisances - No noxious or offensive activities or nuisances shall be permitted in the development. The management plan shall provide for limiting significant noise generating activities to specified periods of time that allowing for sleeping by neighboring residents.*
- (7) *Garbage and Refuse Disposal - No person shall burn trash, garbage or other like refuse in the development. All such refuse shall be placed and kept in dumpsters in enclosed areas.*
- (8) *Water Supply – A central water system meeting the requirements of PADEP shall be provided for the development. Fire Protection in accordance with the Dingman Township Fire Protection Ordinance shall be provided.*

H. The operational standards contained in this section shall be incorporated in a management plan which shall be approved by the Township Board of Supervisors in its review of preliminary and final plans for the camp. This shall be in addition to the submission requirements contained in Article III of this Ordinance. The plan shall also provide the Township with the option (but not the obligation) of being a party to their enforcement and include a right for the Township to periodically inspect the development for continued compliance with the plan and/or covenants.

§ 100-3839.Application of Land Development Standards.

Notwithstanding any requirements that may exist under the Pennsylvania Municipalities Planning Code to submit an application for approval, the land development standards contained herein shall not apply to the following:

- A. Temporary or accessory activities that do not involve any of the activities listed in § 100-35.D(~~53~~) of this Ordinance.
- B. Minor building alterations, repairs or maintenance activities.
- C. Conversion of single-family dwellings to two-family dwellings.
- D. Replacement, rehabilitation or reconstruction of a structure or facility for the same use at the same scale.
- E. Construction of any non-residential structure of less than one-thousand (1,000) square feet in floor area that does not involve any of the activities listed in §100-35.D(~~53~~) of this Ordinance.

The above list is intended to clarify, in terms of their practical application, the exceptions already provided under the Pennsylvania Municipalities Planning Code. No person is exempted from the demands to file any plan required under such Code regardless whether or not standards for the same have been included in this Ordinance.

Ordained and enacted, this the _____ day of _____, 2019.

DINGMAN TOWNSHIP BOARD
OF SUPERVISORS

Thomas E. Mincer

Dennis L. Brink

Edward D. Nikles

ATTEST:

Secretary/Treasurer