

ARTICLE VI

RECREATIONAL AND SEASONAL LAND DEVELOPMENT REQUIREMENTS

SECTION 601: General Requirements

A recreational and seasonal land development includes the improvement and development of land for seasonal and /or leisure-time activities. Such developments are for temporary occupancy and are not intended now or in the future for year-round dwelling purposes, and may include travel trailers, motor homes, campers, lots intended for tents and land intended for various other outdoor recreational activities such as hunting and fishing. However, developments comprised of cottages, cabins, second homes, other permanent and fixed dwelling structures and any recreational and seasonal lots for sale are excluded from this Article and are viewed as residential subdivisions in relation to this chapter. All recreational developments and campgrounds shall conform to the provisions of this Article. Such developments shall also conform with any zoning Ordinance or master plan adopted by the Township of Jackson Board of Supervisors which is in effect at the time of submission of the preliminary plan.

SECTION 602: Submission and Review of an optional "Sketch Plan"

The submission and review of the optional sketch plan for land developments shall follow the procedures outlined in Article II, Section 202.

SECTION 603: Official Submission and Review of the "Preliminary Plan"

The submission and review of the official preliminary plan shall follow the procedures outlined in Article II, Section 203 and 204. Prior to the review and approval of the preliminary plan, the applicant must make application and meet all requirements of the Pennsylvania Department of Environmental Protection regulations Title 25, Chapter 191, regarding organized camps and campgrounds, as well as any other state government regulations which may apply.

SECTION 604: Official Submission and Review of the "Final Plan"

The submission and review of the final plan shall follow the procedures outlined in Article II, Section 205 and 206.

SECTION 605: Recording of the "Final Plan"

The recording of the final plan shall follow the procedures outlined in Article II, Section 208.

SECTION 606: Performance Guarantees

The submission of required performance guarantees shall follow the procedures outlined in Article II Section 222 and 223.

SECTION 607: Plan Requirements

Plan requirements for all recreational and seasonal land developments shall follow the requirements outlined in Sections 209 through 212.

SECTION 608: Design Standards

- A. Size – The total area of any recreational or seasonal campground shall be sufficient to provide adequate facilities for the use contemplated and, in particular, to provide adequate space for off-street parking.
- B. Street System – Traffic movements in and out of recreational and seasonal land developments and subdivisions should not interfere with external traffic, nor should they create hazards for adjacent residential areas. The design of streets, service drives and pedestrian ways should provide for safe and hazard-free internal circulation.
- C. Yards:
 - 1. Front Yard: Man-made structure setback lines shall be as specified by the Township of Jackson Zoning Ordinance.
 - 2. Side Yard: No building shall be closer than fifty (50) feet to the nearest lot line of the unrelated property. No man-made structure or installation of any type shall be located nearer than fifty (50) feet to a lot line of unrelated property.
- D. Utilities and Sanitary Facilities:
 - 1. Any recreational or seasonal land development or subdivision shall include such utilities and sanitary facilities as are necessary for the health, safety and welfare of those persons using the recreational or seasonal land development or subdivision.
 - 2. Where possible, recreational or seasonal land developments and subdivisions should be located so as to make maximum use of existing public utilities and sanitary facilities. Where this is not possible, the developer must provide adequate utilities and sanitary facilities to maintain adequate health and safety standards.

- E. Recreational Campgrounds: Campgrounds shall be designed and constructed in conformance with this Section and applicable State regulations. Campgrounds shall meet the following requirements:
1. No campground shall have an area of less than ten (10) acres.
 2. Each campsite shall have an area of at least one thousand five hundred (1,500) square feet exclusive of roadways and parking areas, and shall have parking for two (2) automobiles in addition to a tent or trailer site.
 3. At a minimum, campgrounds shall provide: back-in parking, central sanitary dump stations, central water facilities, toilets and shower facilities.
 4. No campsite shall be placed closer than one hundred (100) feet to an adjacent property.
 5. No less than twenty percent (20%) of the gross area of the park must be improved for recreational activity of the residents of the campgrounds.
- F. Location:
1. Recreational and seasonal land developments or subdivisions which are expected to generate large traffic volumes should be located adjacent or close to major traffic streets and highways. Where this is not possible, the developer must include in his plan sufficient major traffic streets to provide access to the development or subdivision.

SECTION 609: Improvements

Where appropriate the applicant of any land development shall be required to provide the following improvements, or a suitable guarantee pursuant to Sections 222 and 223, and address at least the following:

- A. Streets and access roads, including, where applicable, parking areas, driveways, curb cuts and traffic control devices.
- B. Utilities, including, where applicable, stormwater management facilities, sanitary sewer facilities, water facilities, pumping facilities, gas lines, electrical facilities, telephone and other utility facilities.
- C. Any proposed amenities including recreational facilities, meeting facilities and screening and landscaping.
- D. Any other improvements which may be required for approval.

- E. Procedures and mechanisms guaranteeing the perpetual private maintenance of all improvements by the owner and/or operator of the facility.

SECTION 610: Minimum Facilities

- A. At a minimum, land developments proposed under this Article shall include certain facilities, depending upon the type of camping area planned.
 - 1. Camping areas intended to primarily serve the needs of overnight tenting campers shall include toilet facilities.
 - 2. Camping areas intended to primarily serve the needs of overnight campers, trailer and motor home users shall include the availability of electric service to individual campsites, central travel trailer sanitary and water stations and toilet facilities.
 - 3. Camping areas intended to serve as long-term destinations shall include back-in parking at campsites, individual electrical and water connections, central travel trailer sanitation station and central toilet and shower facilities.
- B. The above are minimal requirements, subject to more stringent requirements imposed by the regulations of Title 25, Chapter 191 of the Pennsylvania Department of Environmental Protection. The applicant may provide enhanced facilities such as laundry, picnic, swimming and other facilities. The applicant shall specify the manner in which all facilities are to be privately maintained.

