

ORDINANCE NO. \_\_\_\_\_

JACKSON TOWNSHIP, CAMBRIA COUNTY

**AN ORDINANCE OF THE TOWNSHIP OF JACKSON AMENDING SECTIONS OF THE JACKSON TOWNSHIP ZONING ORDINANCE AS FOLLOWS: PROVIDING NEW DEFINITIONS OF CAMPGROUNDS, CAMPSITE, CAMPING STRUCTURE, CAMPING ACCESSORY BUILDING, NO IMPACT HOME BUSINESS, PERMITTING NO IMPACT HOME BUSINESSES IN ALL RESIDENTIAL DISTRICTS AND PRIVATE GAME PRESERVES, ALSO PERMITTING CAMPGROUNDS AS A SPECIAL EXCEPTION IN THE AGRICULTURAL AND CONSERVANCY DISTRICTS, PERMITTING CREMATORIUMS WITH COMMERCIALY MANUFACTURED INCINERATORS IN THE INDUSTRIAL DISTRICT, PERMITTING PRIVATE GAME PRESERVES AS A SPECIAL EXCEPTION IN THE AGRICULTURAL DISTRICT AND PROVIDING SPECIAL PROVISIONS FOR SIGNS IN THE ROUTE 22 CORRIDOR.**

**WHEREAS**, the Jackson Township Planning Commission has, in carrying out the provisions of the Jackson Township Zoning Ordinance, identified areas in the Zoning Ordinance requiring clarification or correction and other areas where rule could be loosened so as to better accomplish the purposes of the Ordinance; and

**WHEREAS**, after consultation with the Township Officials responsible for the administration of the Ordinance, the Jackson Township Planning Commission has identified the following Amendments to the Zoning Ordinance, which it requests be reviewed by the Cambria County Planning Commission and be made subject to public hearings and comment as provided for in the Municipalities Planning Code; and

**WHEREAS**, the Jackson Township Supervisors, after consultation with the Township Planning Commission and Cambria County Planning Commission and after having received the benefit of public comment on the same at a public meeting held the 16<sup>th</sup> day of April 2007, and a public hearing held on April 26, 2007, have determined that certain sections of the Jackson Township Zoning Ordinance should be amended to provide for orderly development, protection of property values, and to provide for the common good and safety of all Township residents.

**NOW THEREFORE, Be It Ordained and Enacted** that the Jackson Township Zoning Ordinance is hereby amended as follows:

**SECTION 1- AMENDING SECTION 202.**

The following portion of the Jackson Township Zoning Ordinance, Section 202 Definitions, is hereby amended so that the identified section now provides as set forth

hereinafter:

## **SECTION 202. DEFINITIONS**

**Campground:** A site devoted to providing temporary habitation facilities to persons, primarily for seasonal, recreational or leisure activities. This shall not include a motel, hotel or transient workers quarters.

**Campsite:** A portion of the campground dedicated to the temporary exclusive use of a camper, for the erection of tent and/or parking of a recreational vehicle or trailer.

**Camping Structure:** The tent, trailer or recreational vehicle utilized for human sleeping and/or habitation on the campground.

**Campground Accessory Buildings:** Buildings or structures constructed as part of the permanent facilities of the campground.

**Multiple Use Private Road:** A private road providing access to two or more separately held lots of ground.

**No-Impact Home-Based Business:** A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- \_\_\_ (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employees other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- (5) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (6) The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
- (7) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.

(8) The business may not involve any illegal activity.

Except where prohibited by deed restriction, no-impact home-based businesses shall be permitted in all residential zones of the municipality as a use permitted by right.

**Private Game Preserve:** A fenced area in which wildlife or other non farm and non domestic animals are raised and kept.

## **SECTION 2 - Amending Sections 506 and 507.**

The following portion of the Jackson Township Zoning Ordinance, Sections 506 and 507, are hereby amended so that the identified section now provides as set forth hereinafter:

SECTION 506. Add campgrounds by special exception.

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## **SECTION 3 - Creating New Section 911.**

The following portion of the Jackson Township Zoning Ordinance, Section 911, is hereby added to provide as follows:

### **SECTION 911 - Campgrounds**

#### **A. Special Exception**

A Campground may be permitted as a special exception in the A-Agricultural or S-Conservancy Districts with the minimum requirements as hereinafter set forth. No Campground shall be located or constructed in a manner or at a location inconsistent with the Municipal Flood Plain Ordinance or the Flood Plain provisions of this Ordinance. The campground application must demonstrate compliance with all the requirements of the Pennsylvania Department of Environmental Protection and regulations found at Pennsylvania Code Title 25 Chapter 191 regarding organized camps and campgrounds.

#### **B. Setbacks**

All camping structures or campground accessory buildings shall be located at least fifty (50) feet from any campground boundary line or public street or highway or multiple-use private road.

#### **C. Lot Area**

The minimum area for every campground hereafter developed shall be ten (10) acres.

#### **D. Site Plan**

Each application shall be accompanied by three (3) copies of a plot plan drawn at a scale of one (1) inch equals twenty (20) feet, prepared by a Pennsylvania licensed surveyor, engineer, architect, or landscape architect showing limits and square footage of the proposed campground and location and size of driveways, parking areas, playgrounds, service buildings, other buildings, mobile home lots, together with required setbacks from right-of-ways and property lines. All campsites shall be numbered in sequence on the plot plan.

#### **E. Density**

Density in any campground shall not exceed seven (7) campsites per gross acre.

#### **F. Campsites**

- \_\_\_ 1) Minimum width of campsite lots shall be thirty-five (35) feet.
- 2) No camping structure shall be placed within thirty (30) feet of another.
- 3) Each campsite shall have an area of at least 1,500 square feet, exclusive of roadways and parking areas, and shall have "back in" parking for one automobile in addition to a tent or trailer site.
- 4) Every campsite shall be clearly defined on the ground by permanent markers. There shall be posted and maintained in a conspicuous place on each lot a number corresponding to the number of each campsite as shown on the site plan. Changes in the numbering or number of campsites shall be subject to a new application and approval. The owner shall upon approval provide a copy of the site plan with numbering for campsites to the local fire and ambulance organizations.

#### **G. Internal Streets and Driveways**

The street or driveway on which a campsite fronts shall be not less than sixteen (16) feet in width. In cases where driveways dead-end, there shall be constructed at each dead-end a cul-de-sac with a minimum turning radius of forty (40) feet. All streets and driveways shall be paved in accordance with standards and specifications required for Local Streets in the Township Subdivision Regulations or other Municipal requirements. All construction material for such roads shall meet established Township requirements. Where any campground has an entrance from a State Highway, approval of said entrance from the State Department of Transportation must be secured before said development is approved. Where any campground has an entrance from a Township Road, the owner must secure a driveway permit from the Township as part of any approval process. Campgrounds shall not be approved where the sole access is a multiple use private road. Lots in separate ownership as of the date of adoption of this provision whose sole access is a multiple use private road may be excepted provided a new driveway permit is obtained for the point of access to the public road under then currently applicable driveway permit standards.

#### **H. Water and Sewer and Garbage Facilities**

- 1) An adequate supply of water approved by the PA Department of Environmental Protection shall be furnished from a public water supply system or from a private water system conforming to all applicable laws, regulations, resolutions, and ordinances, with supply faucets located at convenient locations throughout the campground.
- 2) Each campground shall provide sanitary facilities to the campers consisting of sinks, toilets and showers in sufficient quantities for the number of campsites proposed. All waste water from a faucet, toilet, tub, shower, sink, drain, washing machine, garbage disposal unit, or laundry shall empty into an approved sewer system installed in accordance with State and Township regulations.
- 3) If camping trailers or recreational vehicles are to be accommodated at the campground, the campground shall include campsite electrical connections, travel trailer sanitary connections, and trailer water taps.
- 4) Garbage disposal facilities shall be provided. A Pennsylvania licensed garbage hauler shall be provided and maintained during operation of the campground.

#### **K. Service Buildings**

- 1) If the campground is to be occupied during the period from October first to May first, all service buildings shall be adequately lighted at all times of day and night, shall be well ventilated, shall be constructed of such moisture-proof material, including painted woodwork, as shall permit repeated cleaning and washing and shall be maintained at a temperature of not less than fifty (50) degrees Fahrenheit.
- 2) All service buildings and grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance or fire hazard.

#### **L. Storage Tanks**

Gasoline, liquefied petroleum, gas, or oil storage tanks shall be so installed as to comply with all County, State, and National Fire Prevention Code Regulations.

#### **M. Temporary Occupation Only**

Campground residents may occupy a site for no more than thirty (30) days with a vacation period of at least two weeks between successive occupation.

## **P. Landscaping**

The Developer of a campground area shall provide a minimum of two (2) deciduous trees per campsite. Pre-existing trees may satisfy this requirement. Tree caliber shall not be less than 2½"-3".

## **SECTION 4 - AMENDING SECTION 504 A.**

The following portion of the Jackson Township Zoning Ordinance, Section 504 A is hereby amended so that crematoriums utilizing commercially manufactured and certified incinerators are a permitted use in the I-Industrial District.

## **SECTION 5 - AMENDING SECTION 506 C**

The following portion of the Jackson Township Zoning Ordinance, Section 506 C is hereby amended so that private game preserves are permitted as a special exception in the A-Agricultural District upon the following conditions:

1. The game preserve shall construct and maintain a fence sufficient to contain the animals present; and,
2. The fenced hunting area is at least 500 feet from any residential structure on adjoining or nearby properties.

## **SECTION 6 - Creating a New Section 706**

### **Section 706. Sign Provisions for the Route 22 Corridor**

1. The provisions of this Section 706 shall relate to that area within 200 feet of each edge of the SR0022 right-of-way. This area shall be referred to as the "SR0022 Corridor Buffer". The SR0022 right-of-way shall include all land owned or controlled by the Pennsylvania Department of Transportation contiguous to the easterly or westerly travel lanes of SR0022. Provisions in this Section 706 shall supercede provisions for the underlying zoning district found in sections 702, 703, 704 and 705 of this Article.
2. Property owners may advertise businesses conducted on the property with signs placed within the "SR0022 Corridor Buffer".
3. Signs located within the "SR0022 Corridor Buffer" shall require site plan approval from the Jackson Township Planning Commission.

4. Signs may be double sided. The maximum area of one side may not exceed 64 square feet. Two-sided signs may be separated at one end by an angle not exceeding 45 degrees.
5. Signs shall comply with all requirements of the Pennsylvania Department of Transportation.

**ENACTED AND ORDAINED** the 26<sup>th</sup> day of April, 2007, effective in five days.

**JACKSON TOWNSHIP SUPERVISORS**

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Chairman

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Supervisor

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Supervisor

ATTEST:

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Secretary  
(Seal)