

ARTICLE VII

RECREATIONAL AND SEASONAL LAND DEVELOPMENT STANDARDS

Section 701 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, motorhomes, 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 Ordinance.

701.1 Classification: Whenever any land development is proposed, before any contract is made for the sale or lease of any part thereof, and before any permit for development in such proposed land development shall be granted, the owner or his agent, shall apply for and secure approval of such proposed land development in accordance with the following procedures for development, which includes a maximum of two (2) steps for a Minor and three (3) steps for a Major Land Development as follows:

- a. Minor Development - includes nine (9) or fewer campsites for recreational and/or seasonal use
 - (1) Sketch Plan (optional)
 - (2) Final Plan
- b. Major development - includes ten (10) or more campsites for recreational and/or seasonal use
 - (1) Sketch Plan (optional)
 - (2) Preliminary Plan
 - (3) Final Plan

701.2 Pre-Application Consultation: Prior to filing an application for approval of a Land Development within the Borough, the owner or his authorized agent, shall meet with the Everett Borough Council for an official classification of his proposed Land Development. The Everett Borough Council shall determine whether the proposal shall be classified as a Minor Development, a Major Land Development. At this time, the Everett Borough Council shall advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

701.3 Official Filing Date: For the purpose of these regulations, the official filing date for required Plans shall be the date of the regular meeting of the Everett Borough Council next following the date the application and plans are received at the Municipal Building provided that said regular meeting shall occur more than thirty (30) days following the submission of the application, the official filing date shall be the thirtieth (30th) day following the day the application has been submitted. On receipt of an application for major subdivision or land development approval, the Everett Borough Council shall affix to the application both the date of submittal and the official filing date.

701.4 Bedford County Planning Commission Review: All plans shall be submitted to and reviewed by the Bedford County Planning Commission in accordance with its then prevailing rules and regulations. The Borough shall forward to the Applicant a copy of any report of the Bedford County Planning Commission. The Borough shall not approve an application until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

Section 702 Submission and Review of "Sketch Plan" (Optional)

The submission and review of the Optional Sketch Plan for Land Developments shall follow the procedures outlined in Article III, Section 302.

Section 703 Official Submission and Review of the "Preliminary Plan"

The submission and review of the Official Preliminary Plan shall follow the procedures outlined in Article III, Sections 304 and 305. 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 704 Official Submission and Review of the "Final Plan"

The submission and review of the Final Plan shall follow the procedures outlined in Article III, Sections 306 and 307.

Section 705 Recording of the "Final Plan"

The recording of the Final Plan shall follow the procedures outlined in Article III, Section 308.

Section 706 Performance Guarantees

The submission of required performance guarantees shall follow the procedures outlined in Article III, Section 306.1.

Section 707 Plan Requirements

Plan Requirements for all Recreation and Seasonal Land Developments shall follow the requirements delineated in Article III.

Section 708 Design Standards

Recreational and Seasonal Land Developments shall be designed pursuant to the applicable standards and requirements contained in Article III in this Ordinance, except for the following:

- a. Sections 353 Streets and 372.3 Curbs (with the exception of Section 353.15 which remains in effect for situations as noted in Section 708.1 below)
- b. Section 354 Blocks
- c. Section 355 Lots
- d. Section 372.3 Curbs
- e. Section 372.4 Sidewalks
- f. Section 372.8 Off-Street Parking

The following Design Standards apply to Recreational and Seasonal Land Developments not covered elsewhere in this Ordinance.

708.1 Streets: The Land Development shall be designed to provide an access and internal traffic circulation system adequate to accommodate the type and volume of traffic to be generated, and shall be constructed to provide a sound, all-weather driving surface, reasonably smooth, free from mud, dust, and/or standing water. All private street shall be considered to be required improvements. The following minimum standards apply to all private streets:

- a. Right-of-Way Width - fifty (50) feet, except at PennDOT entrances.
- b. Cartway Width - twenty (20) feet for two-way roads, 10 feet for one-way roads.
- c. Cartway Construction - Six (6) inches of suitable, compacted and graded stone base material to provide a permanent and all-weather surface which will facilitate storm drainage management.
- d. Maximum Allowable Grade - The maximum allowable grade for private roads shall be a twenty (20) percent slope for distances of no more than 500 feet. However, special drainage measures and considerations will be required on grades exceeding a six (6) percent slope, including special roadway cross sections, grading, shoulder construction and stabilization, cross drainage structures, and cut-and-fill slopes, as recommended and/or accepted by the Borough Council.
- e. Cul-de-sac minimum standards - While there are no minimum or maximum length requirements, excessively long segments are discouraged due to

emergency vehicle access considerations. A turn-around area shall be provided at the terminus of all dead-end and/or cul-de-sac segments having an unobstructed maneuvering area equal to a fifty (50) feet turning radius.

The internal street and roadway system shall be privately owned and appropriately noted on the Final Plan, and provide safe and convenient access to all camp sites and facilities. The alignment and gradients of all internal streets and roadways shall be properly adapted to the topography, to the types of anticipated traffic, and to the satisfactory control of surface water. Points of connection between the private street and roadway system and the existing public street system shall be designed to avoid congestion and hazardous intersections, in accordance with Section 353.6, Intersections.

- 708.2 Lots: Individual campsites shall be comprised of a minimum area of at least one thousand, five hundred (1,500) square feet, with no more than a total of fifteen (15) individual campsites per acre. Each campsite shall be accessible from the private street/roadway system without the necessity to cross any other campsite. In addition, Recreation Vehicle campsites shall have a minimum width of forty (40) feet, and a minimum depth of fifty (50) feet or thirty percent (30%) longer than the maximum length of the recreational vehicle anticipated to occupy the space.
- 708.3 Parking: Parking spaces shall be provided to accommodate the number and size of vehicles anticipated. Parking spaces for all campsite users shall be on the campsite lot. In addition, a minimum of two (2) parking spaces for every campsite shall be provided for visitors. Parking spaces for visitors may be on a common parking area. The parking spaces shall be of a compacted and graded stone base material to provide a permanent and all-weather surface, and support the types, lengths, and weights of vehicles anticipated to use the facility.
- 708.4 Campsites: Individual campsites and accessory buildings shall be designed to be at least fifty (50) feet from any arterial highway, or thirty-five (35) feet from any other type of public right-of-way. Recreational vehicle campsites for trailers, campers, and/or motorhomes shall contain a stabilized vehicular parking pad of shale, gravel, stone, paving, or other suitable material, and shall be dimensioned that when any space is occupied, no portion of any camping unit shall be within ten (10) feet of any portion of any other camping unit or accessory building, and at least fifteen (15) feet from any internal private roadway.
- 708.5 Relationship with Adjoining Properties: The design of proposed land developments governed by this Section shall take into account potential effects and impacts on adjacent properties. A landscaped buffer strip having a minimum width of twenty (20) feet shall be provided along the perimeter of the land development, within which no campsites shall be located.

- 708.6 Minimum Acreage: The minimum size for a Recreation Vehicle Park is five (5) acres, of which ten percent (10%) shall be set aside and developed as common use areas for open and unenclosed recreation facilities, which may include any required buffer areas.

Section 709 Improvements

Where appropriate the Applicant of any Land Development shall be required to provide the following improvements, or a suitable guarantee pursuant to Section 306.1, and address at least the following:

- 709.1 Streets and access roads, including where applicable parking areas, driveways, curb cuts, and traffic control devices.
- 709.2 Utilities including, where applicable, stormwater management facilities, sanitary sewer facilities, water facilities, pumping facilities, gas lines, electrical facilities, telephone, and other utility facilities.
- 709.3 Any proposed amenities including recreational facilities, meeting facilities, and screening and landscaping.
- 709.4 Any other improvements which may be required for approval.
- 709.5 Procedures and mechanisms guaranteeing the perpetual private maintenance of all improvements by the owner and/or operator of the facility.

Section 710 Minimum Facilities

At a minimum, Land Developments proposed under this Article shall include certain facilities, depending upon the type of camping area planned.

- 710.1 Camping areas intended to primarily serve the needs of overnight tenting campers shall include toilet facilities.
- 710.2 Camping areas intended to primarily serve the needs of overnight camper, trailer, and motorhome users shall include the availability of electric service to individual campsites, central travel trailer sanitary and water stations, and toilet facilities.
- 710.3 Camping areas intended to serve as longer term destinations shall include back-in parking at campsites, individual electric and water connections, central travel trailer sanitation station, and central toilet and shower facilities, or connection to sanitary sewer if available according to Borough of Everett Area Municipal Authority regulations.

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.