

ORDINANCE 108

ORDINANCE REGULATING RECREATIONAL SUBDIVISIONS, CAMPSITES, AND VEHICLES

108.1 DEFINITIONS

Definitions of words in this Ordinance are listed alphabetically in the Definitions Dictionary located at the beginning of the combined Ordinances of Delaware Township. These definitions are an integral part of the Ordinances of Delaware Township, which are incomplete without them.

108.2 GENERAL REQUIREMENTS

A. The site characteristics of a recreational subdivision (e.g., topography, soils, ground water level, drainage, and rock formations) shall not present hazards to public health, safety, and welfare.

B. Commercial areas may be allowed if they are incorporated in a master plan for the subdivision.

C. Permanent and semi-permanent structures, except for storage sheds not exceeding fifty square feet (50') in floor area and eight feet (8') in height, shall not be erected on any recreational campsite, but may be erected on common property and within commercial areas.

D. No recreational vehicles other than those defined in the Definitions Dictionary shall be placed on any recreational campsite, and all vehicles must be maintained in operable condition at all times.

E. Vehicular access shall be provided to all recreational campsites and common property.

F. Road and drainage systems shall comply with Ordinance 106 and Ordinance 107, Section 107.9.D and E.

G. Common property is subject to such easements, rights-of-way, and restrictions as appear on the plan of record. Maintenance of common property shall be specified by the developer.

108.3 PLANNING AND OPERATING REQUIREMENTS

Developers of recreational subdivisions shall plan for, and owners and occupants of recreational campsites shall be bound by and conform to, the following:

A. Density. There shall be no more than four (4) recreational campsites per acre of usable land, and the subdivision shall include no more than eighty percent (80%) usable land and no less than twenty percent (20%) of common property. Moreover, whenever there are more than two (2) campsites per acre, an additional one-half (1/2) acre of common property shall be set aside for each such campsite in excess of two (2) per acre.

B. The minimum area of a recreational campsite must be at least seven thousand five hundred square feet (7500).

C. Minimum lot frontage shall be forty feet (40') measured at the front set-back line, with the exception of turn-arounds, where the minimum width shall be not less than thirty feet (30') measured at the set-back line.

D. Set-backs. Recreational vehicles shall be placed at least:

1. Thirty feet (30') from a front lot line.
2. Thirty feet (30') from a back lot line.
3. Fifteen feet (15') from a side lot line.
4. Fifty feet (50') from a shoreline, at normal elevation, of any body of water.

E. Maintenance. Campsites and improvements must be maintained at all times in such a manner as to prevent them from becoming unsightly and unsanitary.

F. Waste disposal. Dumping of sanitary or of any other kind of waste is prohibited except where specifically allowed. No outside toilets shall be erected or maintained anywhere. All plumbing fixtures shall be connected to a central sewerage facility.

G. Property lines shall be kept open no fences, hedges, or walls are permitted on them.

H. No harmful or offensive activities shall be permitted.

I. No animals are allowed except the usual household pets, which must be confined so as not to become a nuisance.

J. Burning of any kind of refuse is prohibited. All refuse must be placed and kept in approved receptacles. The accumulation of litter, refuse, or junk vehicles is prohibited.

K. Notwithstanding any provision herein to the contrary, picnic tables, benches, fire boxes or fireplaces, and similar items of person property may be placed on recreational campsites. All such personal property shall be maintained in sound and attractive condition.

L. Drainage ditches and swales must be kept free, unobstructed, and in good repair. Culverts shall be installed if required for proper drainage and to prevent erosion.

M. Drilling, refining, quarrying, or mining of any kind or for any purpose is prohibited.

N. Recreational vehicles shall not be parked on a road within a subdivision.

O. There shall be no more than one (1) recreational vehicle permitted per campsite.

108.4 UTILITIES

A. All recreational campsites shall be provided with sanitary water and sewerage connections. All sewerage connections shall discharge to an approved central sewerage facility. All such facilities must conform to the standards required by State, County, and Township health authorities.

B. No recreational campsite shall be allowed to have a septic tank or well.

C. Sewage collection, treatment plants, and disposal facilities must be designed according to State and local health regulations and approved by all appropriate authorities. All sanitary facilities shall be constructed prior to the granting of final approval by the Board of Supervisors.

108.5 ADDITIONAL REQUIREMENTS

See Ordinance 107 for additional requirements and procedures applicable to all subdivisions, including recreational subdivisions.

108.6 ENACTMENT

This Ordinance shall be effective five (5) days from the date of adoption.

Adopted this 6th day of June, 1985.

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