

**ORDINANCE NUMBER 2018-2
PENN TOWNSHIP,
HUNTINGDON COUNTY, PENNSYLVANIA**

**AN ORDINANCE ENACTED BY PENN TOWNSHIP, HUNTINGDON
COUNTY, PENNSYLVANIA AMENDING THE PENN TOWNSHIP
SUBDIVISION ORDINANCE, APPENDIX II, RECREATIONAL AND
SEASONAL LAND DEVELOPMENT STANDARDS, SECTION 100.**

BE IT ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF PENN
TOWNSHIP, HUNTINGDON COUNTY AS FOLLOWS:

The Penn Township Subdivision and Land Development Ordinance, Appendix II,
Recreational and Seasonal Land Development Standards, Section 100, is hereby amended as follows:

SECTION 100 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 intended 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. Developments comprising cottages, cabins, park models, tiny houses, second homes and other permanent and fixed dwelling structures, along with any recreational and seasonal lots for sale are excluded from this Article and shall meet all other applicable provisions of this Subdivision and Land Development Ordinance. This Article shall not be applicable to an individual camper, recreational vehicle or travel trailer which is placed on a lot; is intended to more permanent in nature; and, meets all other development standards pursuant to this Ordinance, including but not limited to adequate water and sewage being provided to the unit.

- A. Classification: Whenever any land development is proposed under this Article, and before any permit for development shall be granted, the owner or his agent, shall apply for and secure approval for such land development in accordance with the following procedures:
1. Pre-existing developments of this type shall meet the land development standards under this Article when any steps are taken to expand or substantially modify the development.

The following specific provisions shall also be applicable regarding replacement of a non-conforming existing unit:

- a. An existing camper, travel trailer or motor home may be replaced with a unit not greater than two feet (2') larger than the unit being replaced.
- b. The owner of a camper, travel trailer or motor home being replaced pursuant to this section A(1)(a) shall have an obligation to provide to the Township written or

photographic evidence of the size of both the unit being replaced and the replacement unit itself.

- c. A unit damaged or substantially damaged or destroyed by fire or other natural disaster shall be replaced within one (1) year of the date the damage occurs or its status as a pre-existing, non-conforming unit shall be permanently surrendered.
2. Small Development - which is identified as a development including no more than four (4) units and shall meet the following standards:
 - a. Every two (2) units shall be placed on no less than one (1) acre of land.
 - b. The third (3rd) and fourth (4th) units in a Small Development shall require no less than two (2) acres of land.
 - c. No matter how large a parcel of land, the maximum number of units in a Small Development shall be four (4).
 - d. A Sketch Plan shall submitted showing the placement of the units along with any application and fees required by the Township under this Ordinance.
 - e. Compliance with all setback requirements existing under this Ordinance.
 - f. Existence of adequate water and sewage facilities for each unit, in compliance with applicable law, regulation or ordinance.
 - g. Final Plan approval by the Township.
 3. Minor Development - which is identified as a development including between five (5) and nine (9) units and shall meet the following standards:
 - a. A Sketch Plan showing the general layout of the Development, along with any
 - b. Application and fees required by the Township under this Ordinance.
 - c. Compliance with all requirements of this Article including the minimum land requirements.
 - d. Final Plan approval by the Township.
 4. Major Development - which is identified as a development including ten (10) units or more and shall meet the following standards:
 - a. A Sketch Plan showing the general layout of the Development, along with an
 - b. Application and fees required by the Township under this Ordinance.
 - c. Compliance with all requirements of this Article including the minimum land requirements.
 - d. Preliminary Plan approval by the Township.
 - e. Final Plan approval by the Township.
- B. Pre-Application Consultation and Application: Prior to filing an application for approval of a Development under this Article, the owner or his authorized agent, may request a meeting with the Township Board of Supervisors to review the proposed Development.

Upon receiving an application, the Township shall determine whether a proposed

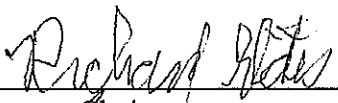
Development is a Small Development, a Minor Development or a Major Development under this Article. The Township shall provide guidance as to what steps shall generally thereafter be taken to comply with the requirements of this Article.

C. Official Filing Date: For the purposes of this Article, the official filing date shall be the date of the regular meeting of the Penn Township Board of Supervisors immediately following the date the application, needed plans and fees are received by the Township. On receipt of the application, needed plans and fees, the Township shall affix to the application both the date of submittal and the official filing date.

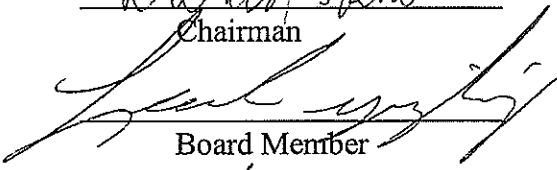
D. Huntingdon County Planning Commission Review: all plans shall be submitted for review by the Huntingdon County Planning Commission in accordance with its then prevailing rules, regulations and fee schedule. The Township shall forward a copy of any recommendations from the Commission to the applicant.

This Ordinance shall become effective five (5) days after it is enacted.

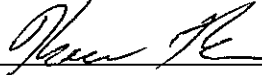
ENACTED on the 14th day of August, 2018, at a publicly advertised meeting of the Penn Township Board of Supervisors, with a quorum present.




Chairman



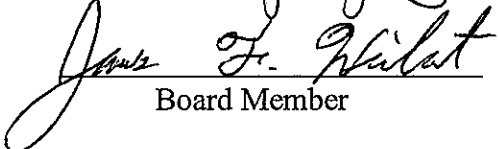
Board Member



Board Member

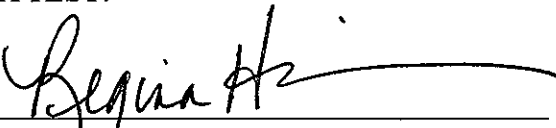


Board Member



Board Member

ATTEST:



Township/Secretary