

**LIBERTY TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2019-03

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
LIBERTY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA,
AMENDING THE LIBERTY TOWNSHIP ZONING ORDINANCE.**

WHEREAS, the Board of Supervisors of Liberty Township deem it to be in the interest and welfare of the residents of the Township to amend the Zoning Ordinance of Liberty Township as set forth below.

NOW, THEREFORE, by the authority of and pursuant to the provisions of Article V of Act No. 247, as amended, of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known as, and cited as the “Pennsylvania Municipalities Planning Code”; and any amendments and supplements thereto, and also by the authority of the Second Class Township Code “Act of May 1, 1933 (P.L. 103, No. 69) as amended, be it enacted and ordained by the Board of Supervisors of Liberty Township, Adams County, Pennsylvania, that the Zoning Ordinance of the Township is revised and amended as follows:

ARTICLE 1. The definitions for Campground and Camping Unit contained in Section 112 of Article I shall be revised to read as follows:

“CAMPGROUND, – A plot of ground upon which one (1) or more campsites are located, established, or maintained for regular occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes. Pennsylvania Department of Health requires a permit for campgrounds which meet the following definition: a portion of land used regularly for the purpose of providing a space for a camping unit regardless of whether a fee has been charged for the leasing, renting or occupying of the space, in accordance with the Pennsylvania Code, Title 28, Chapter 19. The campground may be an organized camp that includes a combination of programs and facilities established for the primary purpose of providing an outdoor living experience for children, youth, and adults with social, recreational, and educational objectives and operated and used for five (5) or more consecutive days during one or more seasons a year. There must be a named individual who has responsibility for the campground.

CAMPING UNIT – A tent, trailer, lean-to or recreation vehicle established or maintained as temporary living quarters for recreation, education, or vacation purposes.”

ARTICLE 2. Section 412 shall be deleted in its entirety and replaced with the following:

“Section 412 Camping and Campgrounds.

412.1. Camping

Occasional noncommercial camping is permitted in Liberty Township subject to the following criteria.

- a. Camping by family members and household guests in camping units is permitted for three (3) consecutive nights or less without a permit.
- b. A permit is required when either more than ten (10) visitors may be camping at a time, or if individuals are camping for more than three (3) nights at a time.
- c. Permits are limited for camping for up to ten (10) days at a time, and no more than six (6) permits may be granted in one year.
- d. In all situations, proper land use and the appropriate disposal of waste (trash, wastewater) are of utmost concern. Lot owners need to ensure appropriate disposal of waste.
- e. The Liberty Township Sewage Enforcement Officer will determine if appropriate measures are in place for waste disposal in accordance with the Pennsylvania Department of Environmental Protection when the permit application is reviewed.
- f. The Supervisors will set the fee for permits.
- g. Provisions must be taken that noise and other distractions do not become a public nuisance that will disturb neighbors.

412.2 Campgrounds

Campgrounds are permitted subject to the following criteria.

- a. Setbacks - All campsites shall be located at least fifty feet (50') from any side or rear property line and at least one hundred feet (100') from any street line.
- b. In no case shall there be more than five (5) campsites per acre within a campground. All campgrounds are limited to a maximum of one hundred fifty (150) campsites.
- c. An internal road system shall be provided. The pavement width of one-way access drives shall be at least twelve feet (12') and the pavement width of two-way access drives shall be at least twenty feet (20'). Parallel parking shall not be permitted on access drives.
- d. All outdoor play areas shall be set back one hundred feet (100') from any property line.
- e. All campgrounds shall furnish sanitary and garbage collection facilities that are leak proof and vector proof and shall be set back a minimum of one hundred feet (100') from any property line. Such facilities shall be screened from adjoining properties.
- f. Any accessory retail or service commercial uses shall be set back a minimum of one hundred feet (100') from any property line. Such accessory commercial uses shall be solely designed and constructed to serve the campground's registered guests and their visitors. Any parking spaces provided for these commercial uses shall have vehicular access from the campground's internal road rather than the public street. All accessory commercial uses and related parking shall be screened from adjoining properties.

- g. All campgrounds containing more than one hundred (100) campsites shall have vehicular access to an arterial road as identified on the Liberty Township Comprehensive Plan.
- h. A campground may construct signs in accordance with Section 313 of this Ordinance.
- i. A minimum of twenty percent (20%) of the gross area of the campground shall be devoted to active and passive recreational facilities. Responsibility for maintenance of the recreation area shall be with the landowner.
- j. Every campground shall have an on-site office and a person responsible for operation of the campground.
- k. All water facilities, sewage disposal systems, rest rooms, solid waste disposal and vector control shall be approved and maintained in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
- l. Lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent properties or public streets.

412.3 Other regulations apply as stated in the Liberty Township Camping Ordinance, as amended.”

ARTICLE 3. In all other respects, the provisions of the Liberty Township Zoning Ordinance, as amended, shall remain in full force and effect.

ARTICLE 4. If any article, section or provision of this Ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

ARTICLE 5. This ordinance shall take effect in accordance with law.

DULY ENACTED AND ORDAINED this 19th day of November, 2019, by the Board of Supervisors of Liberty Township, Adams County, Pennsylvania, in lawful session duly assembled.

**LIBERTY TOWNSHIP
BOARD OF SUPERVISORS
ADAMS COUNTY, PENNSYLVANIA**

ATTEST:

BY 
Wendy Peck, Secretary

BY 
John Bostek, Chairman