

**RECREATIONAL VEHICLES**  
TOWNSHIP OF WHARTON, FAYETTE COUNTY, PENNSYLVANIA  
ORDINANCE NO. \_\_\_\_\_ of \_\_\_\_\_

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AN ORDINANCE TO PROVIDE FOR THE REGULATION OF THE USE/PLACEMENT OF  
RECREATIONAL VEHICLES.

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Be it ordained and enacted by the Board of Supervisors of Wharton Township and it is hereby  
ordained and enacted with the authority of the same as follows:

Section 1. **Definitions**

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**Recreational Vehicle**- A vehicle primarily designed and utilized as temporary living  
quarters for recreational, camping, or travel use, whether self-propelled or mounted on  
or drawn by another vehicle, including, but not necessarily limited to, travel trailers,  
recreational trailers, camping trailers, truck campers, motor homes, house trailers, and  
similar types of vehicles. ~~It shall also include house trailers used for such purposes.~~ The  
term shall not mean or include a mobile home, manufactured home or seasonal  
dwelling.

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Lot – All a singular piece, parcel or tract of land and all contiguous piece(s), parcel(s) or  
tract(s) of land owned by the same real property owner of property within the  
geographical boundaries of Wharton Township, Fayette County, Pennsylvania.

Section 2. **Regulations for use of a recreational vehicle**

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**Placement/Parking of Unoccupied Recreational Vehicles**

1. Unoccupied recreational vehicle(s) may be placed/parked or maintained outside  
of an enclosed structure on a lot owned by a real property owner, as follows:

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A. For property owners who own no more than one (1) acre of land, no  
more than two (2) such vehicles on the lot.

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B. For property owners who own more than one (1) acre of land, no more  
than two (2) such vehicles for the first (1<sup>st</sup>) acre owned by the property  
owner and no more than one (1) such vehicle per additional acre(s)  
owned by the property owner, with a maximum of twenty (20) such  
vehicles which may be placed/parked on a lot.

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2. Recreational vehicle(s) placed/parked on property shall not obstruct the view of  
adjacent real property owners and/or right-of-ways (public or private) for clear  
site distance.

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3. Recreational vehicle(s) shall not be placed/parked within the right-of-way, shall not obscure any intersection and shall be setback no less than fifty (50) feet away from neighboring occupied dwellings.

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### **Recreational Vehicles for Temporary Living Quarters/Dwelling**

3. No recreational vehicle(s) shall be used as a dwelling, for residential use or for living quarters, except under the following circumstances:

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A. In an approved and properly permitted campground as defined in the Wharton Township Zoning Ordinance.

B. When located adjacent to a dwelling on the same lot, which dwelling provides occupants of no more than one (1) recreational vehicle with sewage, water, and utility services for period(s) not exceeding thirty (30) consecutive days or ninety (90) cumulative days in any calendar year.

C. When the occupant(s) of no more than one (1) recreational vehicle are in the process of building a permanent residence on the lot, then the occupant(s) shall be permitted to continue temporary occupancy for a period not to exceed one (1) year, contingent upon the property owner simultaneously making all necessary applications for all necessary zoning, building, sewage, etc. permits for the proposed permanent residence.

D. During those typical annual periods when legally established/organized clubs/organizations/corporations sponsor events during which their members/guests utilize recreational vehicles for temporary living quarters.

### **Permit/Application**

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1. A real property owner of property, within the geographical boundaries of Wharton Township, who wishes to place, park or use a recreational vehicle for a temporary dwelling as herein permitted, must complete a permit application in the form as indicated at Exhibit "A" attached hereto and hereof made a part.

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### **General Provisions**

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1. All recreational vehicles shall be in such condition that they are at all times in compliance with Wharton Township Ordinances: No. 2 of 1981 (Prohibiting Nuisances on Public or Private Property), No. 1 of 2006 (Junk Vehicle), and No. 2 of 2012 (Dangerous or Unsafe Buildings)

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2. No structural additions shall be constructed onto, or attached to, a recreational vehicle and no recreational vehicle shall be physically attached to, or become a part of, any other building.

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3. No recreational vehicle shall be used for residential or recreational purposes unless approved for sewage by the appointed Sewage Enforcement Officer and/or Department of Environmental Protection notwithstanding any other requirements of the adopted Ordinances of Wharton Township and /or Commonwealth of Pennsylvania.
4. Permanent Housing in a recreational vehicle is prohibited in Wharton Township, Pennsylvania.
5. Under no circumstances may a landowner (other than the owner of a legally approved campground pursuant to the provisions of the Wharton Township Zoning Ordinance No. 1 of 2002 as amended) accept remuneration of any kind, i.e. cash, barter, trade, etc. for, in return for, allowing a recreational vehicle to be placed/parked/lived in upon his/her land.

### Section 3. Enforcement Empowerment

The Supervisors of Wharton Township, or their designated agent, shall be empowered and responsible for the enforcement of the provisions of this Ordinance.

### Section 4. Enforcement Penalty

The failure of any person to comply with any term, provision, requirement or mandate under this ordinance shall constitute a violation hereof. All actions for enforcement of this Ordinance shall be brought as a summary offense, before a Magisterial District Justice in the same manner provided for the enforcement of offenses under the Pennsylvania Rules of Criminal Procedure. Any person who shall violate or fail to comply with any of the provisions of this Ordinance shall, upon conviction thereof, in a summary proceeding before a Magisterial District Justice, be sentenced to pay a fine of not less than one-hundred (\$100.00) dollars nor more than three-hundred (\$300.00) dollars and costs of prosecution, and/or a term of imprisonment of up to ninety (90) days per violation. Each day that a violation continues after initial notice of the violation has been served shall constitute a separate offense.

1. No more than two unoccupied recreational vehicles for each one acre per land owned by the property owner may be stored or maintained outside of an enclosed

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- structure on a lot owned by the property owner. For purposes of this Section, contiguous lots owned by the same property owner shall be considered one lot.
- ~~2. Recreational vehicles shall be stored at least 50' from an occupied building in any direction or road, only in a side or rear yard. The Township Zoning Hearing Board may grant a variance, through the public hearing process, from this restriction if it is determined that storage is not possible or practical in a side or rear yard.~~
  - ~~3. No recreational vehicle shall be used as a dwelling, for residential use or for living quarters, except under the following circumstances:
    - ~~○ In an approved and properly permitted campground as defined in the Wharton Township Zoning Ordinance.~~
    - ~~○ Where located adjacent to a dwelling which provides occupants of the recreational vehicle with sewage, water, and utility services provided that they are used as temporary dwelling, as temporary living quarters for periods of time not exceeding fifteen consecutive days and thirty cumulative days in any calendar year.~~
    - ~~○ Where otherwise permitted, and not located adjacent to an existing dwelling on the same lot, for temporary living quarters for a period of time not exceeding thirty 90 consecutive days and one hundred eighty cumulative days in any calendar year. The recreational vehicle is permitted to connect to electric service and has a self-contained system for sewage.~~
    - ~~○ When a family member or friend residing in the property owner's recreational vehicle for temporary purpose with no financial exchange (rent) between those residing in recreational vehicle and the property owner.~~~~
  - ~~4. The Township has adopted Ordinance 1 of 2006 for junk vehicles, which shall apply to recreational vehicles not in compliance with the adopted Ordinance, as amended. No vehicle which is not registered, licensed and inspected, in accordance with the requirements of the laws of Pennsylvania or in accordance with the requirements of the laws of the state of residence of the owner, shall be used or occupied for living quarters or residential purposes, whether temporary or permanent.~~
  - ~~5. No structural additions shall be constructed onto or attached to a recreational vehicle and no recreational vehicle shall be physically attached to or become a part of any other building.~~
  - ~~6. No recreational vehicle shall be used for residential or recreational purposes unless approved for sewage by the appointed Sewage Enforcement Officer and/or Department of Environmental Protection and not withstanding any other requirements of the adopted Ordinances of the Township and Commonwealth of Pennsylvania.~~
  - ~~— No more than two unoccupied recreational vehicles shall be permitted upon a single lot owned by the same property owner.~~
  - ~~7. Occupied recreational vehicles are permitted as two recreational vehicles per one acre with a maximum of twenty recreational vehicles per lot.~~

Section ~~53~~. **Repeal**

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All Ordinances or parts of Ordinances, insofar as they are inconsistent herewith, are hereby repealed.

Section ~~64~~. **Severability**

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If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionally, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of the Township, that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

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Section ~~75~~. **Effective Date**

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This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 201~~6~~4, by the Board of Supervisors of Wharton Township.

Attest:

Board of Supervisors of Wharton Township

BY: \_\_\_\_\_

James Means, Chairman

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Secretary-Carrie Morrison

John Lewis

Joseph Henning

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