

ORDINANCE NO. 83

AN ORDINANCE OF THE TOWNSHIP OF BARRETT, MONROE COUNTY, PENNSYLVANIA, ADDING CERTAIN NEW SECTIONS, AND FURTHER AMENDING THE BARRETT TOWNSHIP ZONING ORDINANCE, AS HERETOFORE AMENDED, TO ESTABLISH CONDITIONS, REQUIREMENTS, AND STANDARDS FOR MOBILEHOME PARKS, AND CAMPGROUNDS, AS PERMITTED USES IN T-1 RESORT BUSINESS ZONE DISTRICTS.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Barrett Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Section 3.150(c) of the Barrett Township Zoning Ordinance is hereby amended to provide as follows:

- c. Mobilehome parks subject to the following conditions, requirements, and standards:
1. All interior roadways shall have a right-of-way width of at least thirty (30') feet, and a paved cartway width of at least twenty (20') feet.
 2. Each mobilehome space shall have at least two (2) parking spaces provided, and no parking shall be allowed along roadways.
 3. Each mobilehome space or lot shall contain not less than seven thousand five hundred (7,500 sq. ft.) square feet.
 4. A buffer strip of at least one hundred (100') feet shall be maintained from any mobilehome lot and exterior property lines, or public roads or highways.
 5. Buffer strips shall be required along property lines to effectively screen the mobilehome park with evergreens or existing plant materials.
 6. All mobilehome parks shall have a minimum total land area not less than twenty (20) acres.
 7. All mobilehome parks shall meet all applicable standards of the Subdivision Ordinance of the Township of Barrett.

SECTION 2: Section 3.150(m) of the Barrett Township Zoning Ordinance is hereby added to provide as follows:

- m. Campgrounds subject to the following conditions, requirements, and standards:
 - 1. No campground space shall be leased or rented for a period of more than six (6) months.
 - 2. All campgrounds shall have a minimum total land area not less than twenty (20) acres.
 - 3. Each camping site shall have a minimum area of three thousand five hundred (3,500 sq. ft.) square feet.
 - 4. The maximim gross density of development in the area improved for camp sites shall not exceed six (6) sites per acre.
 - 5. A buffer strip of at least one hundred (100') feet shall be maintained from any camp site and exterior property lines, or existing public roads or highways.
 - 6. Buffer strips shall be required along property lines to effectively screen the campground with evergreens or existing plant materials.
 - 7. All camp sites designed for recreational vehicles shall have connections to a central sewer and water system.
 - 8. All campgrounds shall meet all applicable standards of the Subdivision Ordinance of the Township of Barrett.

SECTION 3: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4: This Ordinance shall take effect as of the first day of public advertisement of notice of intention by the Barrett Township Supervisors to adopt the said Ordinance, or, under any circumstances, from the earliest date allowed by law.



(TOWNSHIP SEAL)

Betsy Caprioli
BETSY CAPRIOLI, Chairman

James A. Manhart
JAMES A. MANHART, Secretary

William J. Everett
WILLIAM J. EVERETT, Roadmaster