



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Campground Provisions				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Upper Frankford Township	3/14/2022	3/24/2021	SH	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
SALDO Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Proposed amendments to the Land Development and Subdivision Ordinance that regulate Campgrounds.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Not Applicable		
<i>Comments and Recommendations:</i>				
<p><b>Based upon a discussion with the township solicitor, the proposed stand-alone requirements for a campground do not apply to the requirement for county review. The following comments refer to the proposed amendment to the Upper Frankford Township Land Development and Subdivision Ordinance.</b></p> <ol style="list-style-type: none"> <li>1. Section 3: Deletion of Other Sections.           <ol style="list-style-type: none"> <li>a. The proposed amendment will delete section 404.3.c (Lots Served by Public Water and Public Sanitary Sewers). Public sewer and public water service are not currently provided in Upper Frankford Township. We recommend keeping the language. This may apply if these amenities are proposed in the future.</li> <li>b. The proposed amendment will delete section 404.3.i.4 and 5. It appears that these sections do not exist. Section 404.3.i (Corner Lots for Residential Use) does not have any subsections. For clarification, the amendment should include the text that is proposed for deletion.</li> </ol> </li> <li>2. Section 4 (Amendment to Section 405). Recommend adding the phrase, "and all amendments thereto" to the proposed text.</li> </ol> <p><b>For informational purposes, the Cumberland County Planning Department offers the following comments regarding the proposed stand-alone campground requirements. These comments are not required by the Pennsylvania MPC and are offered to assist Upper Frankford Township.</b></p> <ol style="list-style-type: none"> <li>3. Language including setbacks, density and minimum lot size are typically found in a zoning ordinance. In addition, the proposed language is regulating a use of land which is also typically regulated by a zoning ordinance. The township solicitor should review the language to verify that all the requirements are valid.</li> </ol>				

4. The proposed campground requirements should address floodplains. Are campgrounds permitted in a 100-year floodplain? Anchoring requirements may apply.
5. Section 103.A should reference the Upper Frankford Township Land Development and Subdivision Ordinance.
6. Section 104.N indicates that guests may leave a trailer on the site throughout the year but may not maintain a permanent residence within the campground. The language should specify a timeframe for this requirement. Also, the term trailer should be replaced with the term “camping unit” as provided in the definitions.
7. Section 104.P indicates that the distance between buildings should not be less than 25 feet. A “Space Between Buildings for Land Development” requirement is already provided in Section 404.3.I of the Land Development and Subdivision Ordinance.

*“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”*