

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
Monday, March 6, 2023 – 7:00 P.M.
Borough Office**

A G E N D A

- A. Approval of Meeting Minutes**
 - A. Minutes of the February 6, 2023 meeting
- B. Open to the Public**
- C. New Business**
- D. Old Business**
 - A. Ordinance #2-2022 Zoning Ordinance Amendment (RV Trailer Parking)
- E. Adjournment**

MEMORANDUM



TO: PLANNING COMMISSION
FROM: DAVID HAZLETT, BOROUGH MANAGER
SUBJECT: "TRAILER ORDINANCE" RECOMMENDATIONS
DATE: 3/3/2023
CC: BOROUGH COUNCIL; MAYOR

Everyone,

Based upon the feedback received from the public, elected officials, and staff, I would like to make the following recommendations for amendments to the previously proposed draft ordinance regarding the placement/parking of trailers:

- Revise/add the following definitions:
 - RECREATIONAL VEHICLE - a vehicular-type unit primarily designed for recreational camping or travel use with its own motive power, commonly referred to as RV's, Recreational Vehicles, and motor homes.
 - CAMPER TRAILER – any vehicles or devices manufactured, designed, marketed, or used to be coupled to or drawn by a motor vehicle, intended primarily for recreational camping or travel use. These units include travel, fifth-wheel, folding, and truck camping trailers.
- Remove "Recreational Vehicles" and "Truck Tractors" from the list of vehicle types this ordinance regulates. These two classifications should be treated the same as any other motorized vehicle.
- Allow the keeping of THREE- (3) travel trailer(s), boat(s), or trailer(s) per lot with a permitted primary structure (ZERO-(0) on vacant lots), with an exception to allow a 4th if the property owner provides a hard surface for at least 2 of the trailers, and that the property is a minimum of 2 acres.
- Remove the storage requirement on "hard surfaces," as the new proposed definition excluded anything with a motor.
- Keep the requirement that all areas used for storage shall be maintained to keep vegetation properly trimmed and debris or litter disposed of regularly. Storage of such vehicle shall not exempt the property owner from any property maintenance requirement of this or any other Borough ordinance.
- Keep the requirement that all vehicles maintain valid registration and inspection and prevent the leakage of fuels and/or lubricants into the ground.

CARROLL VALLEY BOROUGH
ADAMS COUNTY, PENNSYLVANIA

Ordinance No. __-20__

AN ORDINANCE OF THE BOROUGH OF CARROLL VALLEY AMENDING CHAPTER 27 OF THE BOROUGH OF CARROLL VALLEY CODE OF ORDINANCES TO: MODIFY REGULATIONS PERTAINING TO VACATION RENTALS, PARKING, AND HOME-BASED BUSINESSES; REAFFIRM CHAPTER 27 AS AMENDED, AND SET FORTH AN EFFECTIVE DATE.

The Borough of Carroll Valley hereby ordains:

SECTION 1. AMENDMENT TO CHAPTER 27 OF THE BOROUGH OF CARROLL VALLEY CODE OF ORDINANCES.

The Borough of Carroll Valley Code of Ordinances (hereinafter "Code of Ordinances:), Chapter 27 "Carroll Valley Borough Zoning Ordinance", is hereby amended, with all material to be deleted indicated with ~~strikethroughs~~, and all material to be added indicated with underlining as follows:

II. §201; "Definitions" is hereby amended as follows:

BOAT - any water vessel designed to carry persons and/or property upon water, propelled by engine, oars or sail.

HARD SURFACE - asphalt, concrete, or compacted crushed stone or gravel, granular material or aggregate with an asphaltic or cement binder having a minimum overall depth of 6 inches, or any other permanent type of surfacing which prevents the raising of dust or loose particles, or the infiltration of contaminants into the groundwater.

NO-IMPACT HOME-BASED BUSINESS – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to and within the use as a residential dwelling and which involves (i) no customer, client, or patient traffic, whether vehicular or pedestrian, (ii) no pickup, delivery or removal functions to or from the premises, (iii) and/or no storage or staging of commercial products, materials, or equipment, in excess of those normally associated with the residential use.

RECREATIONAL VEHICLE - a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes

TRAILER - any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed, or used to be coupled to or drawn by a motor vehicle.

TRUCK TRACTOR - every motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn. However, a truck tractor may have a box, deck, or plate for carrying freight, mounted on the frame behind the cab, and forward of the fifth-wheel connection point.

IV. §401.B; “Accessory Uses:” is hereby amended as follows:

10. Vacation Rental, in accordance with Section 1501.HH.

IV. §401.C; “Special Exception Uses:” is hereby amended as follows:

6. Vacation Rental, in accordance with Section 1501.HH.

VI. §601.B; “Accessory Uses:” is hereby amended as follows:

9. Vacation Rental, in accordance with Section 1501.HH.

VI. §601.C; “Special Exception Uses:” is hereby amended as follows:

2. Vacation Rental, in accordance with Section 1501.HH.

VII. §701.B; “Accessory Uses:” is hereby amended as follows:

9. Vacation Rental, in accordance with Section 1501.HH.

VII. §701.C; “Special Exception Uses:” is hereby amended as follows:

4. Vacation Rental, in accordance with Section 1501.HH.

XIV.-§1415.C; “Unenclosed Storage and/or Parking” is hereby amended as follows:

2. Recreational vehicles, travel trailers, truck tractors, boats and trailers may be parked on a property in accordance with the following requirements:
 - a. The storage of one (1) such vehicle shall be permitted. ~~Such vehicle is permitted to be parked in any yard as long as no portion of the vehicle (including tongue) is located within any public right-of-way, on or above any public sidewalk or easement, or within a distance of five (5) feet from adjoining property lines.~~
 - b. The storage of a second recreational vehicle, travel trailer, truck tractor, boat or trailer shall be permitted ~~if the gross lot size is equal to or greater than two (2) acres, as derived from a recorded deed and/or recorded subdivision plan. The second vehicle shall be permitted only in the side/rear yard, and no portion of the vehicle (including tongue) shall be located within any public right-of-way, on or above any public sidewalk or easement, or within a distance of five (5) feet from an adjoining property. All storage of recreational vehicles, travel trailers, truck tractors, boats or trailers within side or rear yards must be screened so as to prohibit said vehicle from being seen from a neighboring property. There is no exception to this rule for Corner Lots.~~
 - c. All areas used for storage shall be maintained so as to keep vegetation properly trimmed and debris or litter disposed of regularly. Storage of such vehicle shall not exempt the property owner from any property maintenance requirement of

this Ordinance or any other Borough ordinance. Storage areas must also be provided with a hard surface for parking.

- d. All vehicles shall maintain valid registration and inspection, and prevent the leakage of fuels and/or lubricants into the ground

XV. §1501.HH; “Vacation Rental” is hereby amended as follows:

8. A “Vacation Rental Permit” is required to be obtained from the Borough and must be renewed annually by the property owner, at a fee as determined from time to time by the Borough.

SECTION 2. REPEALER.

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as same affects this Ordinance.

SECTION 3. SEVERABILITY.

In any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, 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 Carroll Valley Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective upon the earliest date provided by law. ORDAINED AND ENACTED as an Ordinance of the Borough of Carroll Valley this _____ day of _____ 20__.

CARROLL VALLEY BOROUGH COUNCIL

ATTEST:

Secretary

Chairman