CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2021 - 188

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA AMENDING CHAPTER 27, PART 1, SECTION 27-105 OF THE TOWNSHIP OF CUMBERLAND CODE OF ORDINANCES, TO SET FORTH REGULATIONS FOR THE USE OF RECREATIONAL VEHICLES AS TEMPORARY RESIDENTIAL DWELLINGS

WHEREAS, the Board of Supervisors of the Township of Cumberland, Adams County, Pennsylvania deems it to be in the best interest and the general welfare of the citizens and residents of the Township to amend Chapter 27 of the Township of Cumberland Code of Ordinances, entitled "Zoning."

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Supervisors of Cumberland Township, Adams County, Pennsylvania, that the Zoning Ordinance of Cumberland, Chapter 27 of the Township of Cumberland Code of Ordinances, is hereby amended and supplemented as follows:

SECTION 1. Chapter 27, Part 1, §27-105 of the Township of Cumberland Code of Ordinances, is hereby amended by replacing §27-105 in its entirety with the following:

§27-105 Prohibited Uses.

A. Vehicles and Trailers as Accessory Uses. No vehicle or trailer shall be parked on any lot and used as an accessory building or storage shed.

B. No recreational vehicle, boat, camper, or pickup component shall be used for living or sleeping quarters on any lot in the Township, except for the following:

1. When the recreational vehicle is situated in an approved recreational vehicle park or mobile home park, and otherwise complies with the relevant provisions of the Township of Cumberland Code of Ordinances, including but not limited to Chapter 14, "Mobile Homes and Mobile Home Parks".

2. Special Circumstance. If a residential structure is determined uninhabitable by the Code Enforcement Official or other building official due to fire, flood, storm, wind damage, or other Act of God, the use of a recreational vehicle, other than a boat, may be permitted as a temporary dwelling. A recreational vehicle used as a

temporary dwelling under this exception shall be subject to the following requirements:

a. The use of any of the recreational vehicle, as a temporary dwelling shall not exceed twelve (12) months.

b. Permit Required. A permit shall be required for any person or persons intending to use a recreational vehicle as a temporary residential dwelling. Said permit shall only be valid for (12) months.

c. The recreational vehicle shall be lawfully registered and have the appropriate license plate attached to the recreational vehicle.

d. The recreational vehicle shall be maintained in good aesthetic appearance and be kept road worthy. No structures such as porches, storage space, additional rooms, permanent stairs or the like, may be attached to the recreational vehicle.

e. The recreational vehicle shall be connected to a water supply and sewage disposal facilities as approved by the code enforcement officer and sewage enforcement officer. The recreational vehicle shall be supplied with electricity. In no event shall permanent connections to such facilities be provided.

f. The recreational vehicle shall not be located on any street in Cumberland Township.

SECTION 2. Repealer. All provisions of previous Ordinances of the Township of Cumberland which are contrary to this Ordinance are expressly repealed.

SECTION 3. Savings Clause. In all other respects, the Township of Cumberland Code of Ordinances shall remain as previously enacted and ordained.

SECTION 4. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid to unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect in accordance with law.

ENACTED AND ORDAINED on this 23rd day of November, 2021.

ATTEST:

Carol Merryman

Carol Merryman,
Township Secretary

CUMBERLAND TOWNSHIP

By: _____

Steven P. Toddes
Vice - Chairperson