

## **Borough of Hop Bottom, PA Ordinance 2010-04**

### **AN ORDINANCE AMENDMENT TO THE HOP BOTTOM ZONING ORDINANCE ARTICLES #2-DEFINITIONS, #4- BASIC DISTRICT REGULATIONS and #5- SUPPLEMENTARY DISTRICT REGULATIONS OF THE ZONING ORDINANCE 1980-1.**

**WHEREAS**, the Borough Council of the Hop Bottom Borough, Susquehanna County, Pennsylvania, (the "Council") has enacted such amendment and procedures provided for in Act 247 of 1968, as amended.

**NOW, THEREFORE**, the Council of Hop Bottom, Susquehanna County, Pennsylvania, does hereby ordain and enact the following amendment:

Article 2-Definitions

Section 2.100: Applicable Definitions

Shall be amended to include the following:

1. Camper /Recreational Park-Any lot designated and approved for use by a recreational vehicle, travel trailer, tent, tent trailer or truck camper.
2. Recreational Vehicle-A portable temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle, or constructed to be pulled behind another vehicle.
3. Travel Trailer-A vehicle used and so constructed as to permit its being used as a conveyance upon public streets or highways and duly licensable as such, constructed in such a manner as will permit occupancy thereof as a temporary or seasonal dwelling.
4. Tent-A shelter made of flexible material erected directly on the ground or on a stationary platform.
5. Tent Trailer-A vehicle less than twenty feet in length with an expandable enclosure of canvas, fabric or metal, constructed in such a manner that temporary facilities for sleeping or dwelling are provided.
6. Truck Camper-Any vehicle used or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, constructed in such a manner that temporary facilities for dwelling or sleeping are provided upon the frame or bed of such vehicle. Such facilities may be either permanently or temporarily attached.

Article 4- Basic District Regulations  
 Schedule I: Regulations Governing the Use of Land

Shall be amended to include the following:

- Add row 3-A Recreation Vehicles. This row shall have a "0" in the R-1 and P-1 column.
- Add row 3-B Travel Trailer. This row shall have a "0" in the R-1 and P-1 column.
- Add row 3-C Tent. This row shall have a "0" in the R-1 and P-1 column.
- Add row 3-D Tent Trailer. This row shall have a "0" in the R-1 and P-1 column.
- Add row 3-E Truck Camper. This row shall have a "0" in the R-1 and P-1 column.

Schedule I

Use Class	Regulations Governing the Use of Land						Zoning Districts		
	R-1	C-1	I-1	L-1	M-1	P-1	A-1	F-1	
1 Residential	X						X	X	
2 Light Commercial		X	X	X					
3 Mobile Homes	0				X		0	0	
3-A Recreational Vehicles	0					0			
3-B Travel Trailer	0					0			
3-C Tent	0					0			
3-D Tent Trailer	0					0			
3-E Truck Camper	0					0			
4 General Industrial			X						
4-A Light Industrial				X					
5 Customary Accessory Uses and Essential Services	X	X	X	X	X	X	X	X	
6 Appropriate Public Uses	0	0	0	0		X			
7 Apartments and Conversions	0	0							
8 Related Residential Uses	0	0							
X means Permitted Use									
0 means Exceptions-the Exceptions Must be approved by Council									

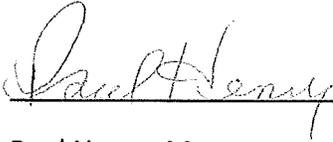
Article 5 Supplementary District Regulations  
Shall be amended to include the following:

5.700 Regulations for Use of Recreational Equipment

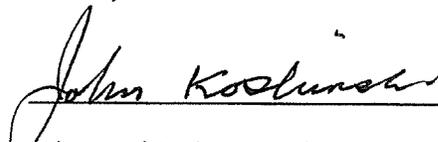
- 1 Recreational vehicles, travel trailers, tents, tent trailers or truck campers shall not be used for dwelling purposes on individual lots.
- 2 Recreational vehicles, travel trailers, tents, tent trailers or truck campers shall only be used as a temporary dwelling (Fewer than 180 consecutive days) and only in/on a permitted campground /recreational vehicle park.
- 3 No recreational vehicles, travel trailers, tents, tent trailers or truck campers are allowed on a vacant lot without a dwelling.
- 4 Recreational vehicles, travel trailers, tents, tent trailers or truck campers are allowed for temporary use of no more than 14 days on individual lots. Special Permission must be obtained from Council if more than 7 days is planned.
- 5 Temporary emergency use of recreational vehicle/travel trailer is allowed for a period of six months in the event of a fire, flood or other natural disaster which has made the principal dwelling uninhabitable. The temporary use must be located on the same lot and a Variance to the Zoning Ordinance is required. The Variance to the Zoning Ordinance May be renewed for an additional six month period.

**WHEREAS**, the Borough Council of the Hop Bottom Borough, Susquehanna County, Pennsylvania enacts this amendment to Ordinance 1980-1, these amendments will be included into the Hop Bottom Borough's Zoning Ordinance. Zoning Ordinance 1980-1, with these amendments, as well as any previous amendments to said Ordinance, will remain effect.

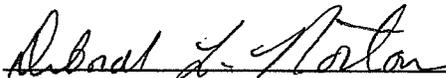
**ENACTED AND ORDAINED** this 5th day of October, 2010.

  
\_\_\_\_\_

Paul Henry, Mayor

  
\_\_\_\_\_

John Koshinski, President

Attest:   
\_\_\_\_\_

Deb Norton, Secretary

Seal: