

**ORDINANCE NO. 1630**

**AN ORDINANCE OF THE TOWN OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF GREENVILLE, CODIFIED CHAPTER 550, THEREOF ENTITLED “ZONING”.**

**BE IT ENACTED AND ORDAINED** by the Council of the Town of Greenville, Mercer County, Pennsylvania, it is hereby enacted and ordained by the authority of the same as follows:

**SECTION 1:** Section 550-75, Definitions, of Article XVII, Terminology, of Chapter 550, Zoning, of the Code of the Town of Greenville, of the code of the Town of Greenville is hereby amended to add the definition of Recreational Vehicle Park to read as follows:

§550-75 Definitions.

**RECREATIONAL VEHICLE PARK:** A parcel of land upon which four (4) or more recreational vehicles are occupied for dwelling or sleeping purposes for no more than fourteen (14) consecutive days during any thirty (30) day period between Memorial Day and Labor Day.

**SECTION 2:** Section 550-26, Principal, accessory, conditional and special exception uses, of ARTICLE VII, Commercial-Residential Zoning Districts, of Chapter 550, Zoning, of the Code of the Town of Greenville is hereby amended to add a Conditional Use, to read as follows:

§550-26, Conditional Uses.

Recreational Vehicle Park (in CR-1 District only)

**SECTION 3:** Section 550-38, Commercial-Residential Zoning District use provisions, of ARTICLE X, Additional Criteria for Permitted Uses, of Chapter 550, Zoning, of the Code of the Town of Greenville is hereby amended to add a new sub-section following §550-38 (E), to be known as §550-38 (F) as follows:

§550-38, (F) Recreational Vehicle Parks are permitted in Commercial-Residential Zoning District CR-1 as a conditional use.

- (1) Minimum lot area: 6,000 square feet
- (2) Minimum lot width: 60 feet
- (3) Setbacks
  - (a) Front yard: Ten (10) feet from street right-of-way
  - (b) Side yard: Five (5) feet
  - (c) Rear yard: Five (5) feet
- (4) Minimum Park area: 4,000 square feet
- (5) Park area must provide a buffer zone on the sides and the rear by the installation of a six (6) foot privacy fence.

- (6) Facility must supply the following connections for each parking pad
  - (a) Public Water Service Connection
  - (b) Public Sewerage Service Connection
  - (c) Electrical Service Connection
- [1] No generators shall be permitted
- (6). No burning pit shall be permitted
- (7). Mandatory registration with the Park owner, records are to be maintained a minimum of one (1) year.
  - (a) Copies of valid photo identification for each occupant over 18 years of age.
  - (b) Copies of all valid vehicle registrations
  - (c) Copies of all proof of valid insurance
  - (d) Arrival date and time
  - (e) Departure date and time
- (8). Recreational Vehicle size requirement
  - (a) Minimum length of 30 feet

**SECTION 4:** All other provisions of the said Code of Ordinances of the Town of Greenville, not inconsistent herewith shall remain in full force and effect.

**ENACTED AND ORDAINED** into law by the Council of the Town of Greenville this 10<sup>th</sup> day of April 2023.

Attest:

TOWN OF GREENVILLE

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Jasson W. Urey  
Town Manager

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Paul Hamill  
Mayor