

ARTICLE 7

MOBILE HOME PARK DESIGN STANDARDS

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701 General Requirements: The general design standards and required improvements of Articles 6 and 8 and residential design standards shall apply to mobile home park subdivisions or developments even though streets will not be submitted for dedication. The following additional standards shall also apply to mobile home developments.

702 Zoning Regulations: Provisions of the Zoning Ordinance as they apply to mobile home parks shall be adhered to.

703 Specific Design Standards

1. Site Location: A mobile home park shall be located on land having a reasonably flat terrain (having an average slope of eight percent [8%] or less). The land area shall be free from swamps, marshes, garbage, excessive noise, smoke, or other elements generally considered detrimental to residential development. The location shall be free from flooding by a one hundred (100) year flood and shall have access to public roads.
2. Placement of Mobile Homes: Each mobile home site shall be provided with a stand or pad consisting of two (2) concrete strips to accommodate the wheels of the mobile home. The poured concrete base shall measure one (1) foot deep, three (3) feet wide, and seventy (70) feet long for each of the two strips. Each mobile home site shall also be provided with a poured concrete outdoor patio six (6) inches deep underlaid with six (6) inches of compacted 2-B gravel and at least one hundred eighty (180) square feet in area at the main entrance to the mobile home. The mobile home shall be required to be provided with anchors embedded in concrete and tie-downs which are able to sustain a total tensile load equal to four times the weight of the particular mobile home.
3. Mobile Home Lot and Parking Requirements: Lot area, dimension, setback, and coverage regulations shall comply with the Zoning Ordinance. Parking requirements for each mobile home lot shall also comply with the requirements of the Zoning Ordinance.
4. Buffer Areas: All mobile home parks shall be bounded by a buffer area fifty (50) feet in depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it.
5. Recreation Areas: A mobile home park shall be provided with a recreation area for mobile home residents. The recreation area shall be no less than five percent (5%) of the total area of the park. Such an area shall be appropriately developed with recreation facilities and easily accessible to all homes in the park.
6. Laundromats: At least one (1) laundromat shall be provided for every mobile home park for the exclusive use of residents of that park. At least one (1) washer for every ten (10) mobile homes and one (1) dryer for every fifteen (15) mobile homes shall be provided. The structure housing the laundry facilities shall be easily accessible to all residents of the mobile home park. The water and sewerage systems serving the laundromat shall satisfy all requirements of the Pennsylvania Department of Environmental Resources.
7. Utilities: All utilities serving mobile home lots shall be placed at least four (4) feet underground. Each mobile home in the park shall be served by public water and sewerage or central water and sewerage systems as well as with electric and other utilities.

Section 703 (cont'd)

8. Drainage: Storm drainage from roofs and paved areas shall be channeled to natural drainage courses and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed in Section 805 Storm Water Management in this Ordinance.
9. Storage Sheds: Each mobile home park shall provide to each mobile home an enclosed storage shed or partitioned space in such a shed, either of which shall have at least three hundred sixty (360) cubic feet and shall be located within one hundred fifty (150) feet of said mobile home.
10. Refuse Storage: Each mobile home shall provide its own garbage and refuse containers in accordance with Township regulations pertaining to garbage and other solid wastes, or the mobile home park owner shall provide a dumpster and private hauling service where individual mobile homes cannot be served.
11. Sewerage Systems: Each mobile home lot shall be provided with at least a four (4) inch diameter vertical riser pipe which connects the mobile home sewage drain outlet to the sewer line. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be directed away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.
12. Water Systems: Each mobile home lot shall have a water riser pipe which connects the mobile home water system to the central water system. An outside hose bib shall be supplied for each mobile home.
13. Sidewalks: All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of ID-2 bituminous concrete or Portland cement concrete to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.
14. Parking Areas: Parking spaces shall be provided as required by the Zoning Ordinance. All parking spaces for mobile home lots shall be paved.
15. Ingress and Egress: Access points to public streets from a mobile home park shall be located no less than sixty (60) feet from any public street intersection. Streets within the mobile home park shall be constructed to Township specifications as described in Article 6, except that one-way streets shall be allowed, provided access by fire and other emergency vehicles is not impaired and provided the street plan is reviewed and approved by the Township Engineer.
16. Street Signs: Street identification signs shall be provided for all streets at every intersection in the mobile home park. Such signs shall be purchased and installed by the developer and shall meet Township specifications.