

ARTICLE VIII

ARTICLE VIII
MOBILE HOME SUBDIVISION AND LAND DEVELOPMENT

801. Definition

A Mobile Home Subdivision or Land Development includes the improvement and development of land, normally under single ownership, for the placement of mobile homes for non-transient use, consisting of two (2) or more mobile home lots or spaces.

802. Compliance With Other Provisions

All Mobile Home Parks shall comply with all applicable provisions of this Ordinance, including specifically Article III - PROCEDURE, Article IV - GENERAL STANDARDS, Article V or VI - RESIDENTIAL SUBDIVISIONS, Article XII - REQUIREMENTS FOR SPECIAL CONDITIONS, and Article XIII - IMPROVEMENTS.

803. General Design Standards

Proposed Mobile Home Parks shall comply with all applicable provisions of state laws regulating Mobile Home Parks, all applicable standards and regulations set forth in this Ordinance and in addition the design of Mobile Home Parks shall conform to the following standards:

A. Grading and Ground Cover Requirements

The ground surface in all parts of each Mobile Home Park shall be graded and equipped to drain all surface water in a safe and efficient manner. Exposed ground surfaces in all parts of each Mobile Home Park shall be treated in a manner approved by the Commission which will effectively prevent soil erosion and prevent the emanation of dust during dry weather.

B. Mobile Home Lot Requirements

1. Gross Density - The maximum number of mobile home lots within each Mobile Home Park shall be not more than eight (8) lots per acre of the total area of the Mobile Home Park.

2. Minimum Lot Size - The minimum mobile home lot size shall be not

less than five thousand (5,000) square feet of area. The minimum width of any mobile home lot shall be not less than fifty (50) feet. The minimum length of each mobile home lot shall not be less than one hundred (100) feet. Where on-lot sewage disposal is proposed, the minimum lot size shall be increased to a size sufficient to accommodate the proposed system, and if applicable to provide the isolation distances for wells required by the Pennsylvania Department of Environmental Resources and other distances required herein.

3. Mobile Home Lot Access - All mobile homes shall abut on a street of the Mobile Home Park internal street system.

C. Setbacks, Buffer Strips and Screening Requirements

1. Park Perimeter Buffer Strips - All mobile homes, auxiliary park buildings and other park structures shall be located at least forty (40) feet from the Mobile Home Park boundary lines. The minimum buffer strip may be reduced to twenty-five (25) feet if a suitable perimeter screening of plantings or fencing is provided.

2. Minimum Distances Between Structures Within the Mobile Home Park - Mobile homes shall be located at least fifty (50) feet from any auxiliary park buildings and any repair, maintenance or storage areas of buildings. The minimum distance between mobile homes shall be not less than fifteen (15) feet.

3. Minimum building setback lines shall be not less than twenty-five (25) feet from the edge of the street right-of-way. Where applicable, side and rear building setback lines of at least seven and one-half (7.5) feet shall be established.

D. Recreation and Open Space Requirements

A minimum of ten (10) percent of the gross area of the Mobile Home Park shall be provided for recreational space. This recreational space shall be suitable for varied outdoor recreational uses. The Applicant will present assurances related to the

responsibilities for land ownership, the construction and/or purchase of facilities or other features, and the perpetual maintenance of the above.

E. Parking Space Requirements

A minimum of one and one-half (1.5) off-street parking spaces per each mobile home lot within the Development shall be provided within two hundred (200) feet of the Mobile Home lot to be served.

F. Mobile Home Park Internal Street System Requirements

The street system within a Mobile Home Park shall be designed and constructed according to required standards in Sections 402 and 403 of this Ordinance.

G. Mobile Home Lot Improvements

Each Mobile Home lot shall be provided with a permanent frost-free foundation and each lot will have available adequate provisions, such as anchor bolts and tie-down straps, to assure that each mobile home has available to it a means of securing the home to its site.

804. Utilities and Park Facilities

Water and Sewer Systems - Water supply and sewage disposal system connections shall be provided to each Mobile Home lot within a Mobile Home Park. In addition, the Mobile Home Park shall meet all requirements of Article IV with regard to said water and sewer systems.

805. Municipal Requirements

No Mobile Home Subdivision or Land Development shall be approved until it has satisfied all applicable ordinances or regulations of the Municipality in which it is located.