

ARTICLE 9
MOBILE HOME PARKS

SECTION 901 GENERAL REQUIREMENTS

In accordance with Section 501 of the Pennsylvania Municipalities Planning Code, Act 247, as amended, provisions regulating mobile home parks shall be separate and distinct. The standards and regulations provided herein shall apply to both the development and expansion of mobile home parks. The development and/or expansion of a mobile home park shall be deemed as a subdivision or land development and shall be subject to design standards within Article 8 and regulations provided within this Article and all Sections and Subsections thereunder.

SECTION 902 SITE LOCATION STANDARDS

- A. Unless stated otherwise, a mobile home park shall be subject to the design standards requirements as set forth in Article 6 of this Ordinance.
- B. All mobile home parks shall be serviced by a centralized sewage disposal system and a central water supply and distribution system.
- C. All mobile home parks shall have a total land area of not less than ten (10) acres.
- D. All mobile home parks shall be located on well drained land with the average natural slope not exceeding ten (10%) percent.
- E. All mobile home parks shall have access to public streets or roads.
- F. Mobile homes shall not be located on sites so that any portion of any mobile home is closer than thirty-five (35') feet to any portion of any other mobile home or permanent building within the mobile home park.
- G. Access to mobile home sites shall be from interior driveways, access drives, or private streets and shall not be from public street or roads. Entrance roads shall have a paved cartway width of at least twenty-four (24') feet.
- H. Every mobile home site shall be provided with a minimum of two (2) off-street parking spaces.
- I. The minimum area of land per mobile home site shall be not less than seven thousand two hundred (7,200) square feet, with the dimensions being sixty feet by one hundred and twenty (60x120) feet. There shall be an interior spacing distance of not less than thirty (30) feet from the defined site on which the mobile home is located to the next defined site for a mobile home.
- J. A buffer area shall be provided around the mobile home park. No mobile home lot shall be located closer than fifty (50) feet to any public road right-of-way or closer than seventy-five (75) feet to any other exterior property line.

- K. A vegetative screening of evergreen trees shall be required along the property boundary line separating the park and any adjacent use. The variety of evergreen trees shall be subject to approval by the Borough Planning Commission. Said trees shall be minimum height of six (6) feet at the time of planting and shall be planted not more than six (6) feet apart. The applicant and/or operator of the mobile home park shall be responsible to maintain such screening, including the replacement of any trees which are damaged, die or otherwise fail to grow.
- L. Every mobile home park shall provide a defined recreational site or sites which shall contain an area of land not less than five (5%) percent of the total gross land area within the boundaries of the mobile home park. All recreational sites shall be located in areas which are readily accessible to all residents of the mobile home park. A recreational development plan shall be provided which identifies passive and active recreational features to be provided upon the site, including recreational equipment, play apparatus, benches, and all other features and facilities to be incorporated into the design of the recreational site. The location of the recreational site and the recreational development plan shall be subject to the review and approval of the Borough Planning Commission. The recreational site must be identified and approved by the Borough Planning Commission prior to final approval of the development or expansion of a mobile home park. To guarantee the installation of all improvements to the site, the applicant shall be required to complete the installation of all such improvements prior to receiving an unconditional final approval or to post an irrevocable letter of credit in the amount of 110% of the estimated cost of improvements. The procedures and standards contained within Section 509 of the Pennsylvania Municipalities Planning Code, Act 247, as amended shall apply to posting the aforementioned irrevocable letter of credit. The procedures and standards within Section 510 of Act 247, as amended, shall apply to the release of the irrevocable letter of credit upon the completion of the required improvements. The applicant shall be required to reimburse the Borough for any consulting and engineering fees associated with the inspection of improvements to the site. Said reimbursement must be paid at the same meeting of the Borough Planning Commission at which the applicant seeks final and unconditional approval of said improvements.
- M. Each mobile home lot shall be improved to provide a permanent poured concrete foundation for the placement and tiedown of the mobile home, thereby securing the structure against uplift, sliding, rotation and overturning. The foundation shall be constructed in accordance with governing standards contained in the Pennsylvania Uniform Construction Code.
- N. Every mobile home shall be securely anchored or tied-down governing standards contained in the Pennsylvania Uniform Construction Code. All mobile homes shall be enclosed from the bottom of the mobile home to the ground or paving using industry approved fire resistant skirting material with sufficient ventilation to inhibit decay and deterioration of the mobile home.
- O. The owner/operator of each mobile home park shall provide a refuse disposal plan.

- P. An approved Soils Erosion and Sedimentation Plan and a Stormwater Management Plan shall be required prior to the unconditional approval for the development or expansion of a mobile home park.
- Q. An approved Department of Environmental Protection Planning Module shall be required prior to the unconditional approval for the development or expansion of a mobile home park.