**CHAPTER 22**

**SUBDIVISION AND LAND DEVELOPMENT**

**Part 5**

**Mobile Home Parks**

**§501. General Requirements.** Mobile home park developments shall comply with all applicable requirements of the Township Zoning Code including use regulations, height and coverage requirements, areas and dimensions, special exception use criteria, and with any other applicable codes of the township.

**§502. Plan Requirements.**

(1) A notation shall be placed on the land development plan stating that the mobile home park owner shall be responsible for maintenance of all park facilities including roads, storm water management facilities, sewage and water facilities, and recreation/open space areas.

(2) All lots and facilities within the mobile home park shall be served by an internal street system built in accordance with the local street specifications of Sections 4.5 and 4.7 of this Ordinance.

(3) The Township shall require that a minimum of ten (10%) of the gross land area of the park shall be set aside, developed, and maintained for the recreation/open space use of the park residents.

(4) Mobile home park plans shall be prepared in accord with all the applicable plan procedures and requirements as specified in Articles II and III of this Ordinance.

(5) Public or private community wide sewer and water facilities shall be provided for the mobile home park; individual on-lot facilities shall be unacceptable. Mobile home parks shall be served by utilities, facilities, and controls as specified in Part 4 of this Chapter including:

- Utilities – §408

- Sewage Facilities – §413

- Water Supply – §414

- Storm Water Management – §415

- Soil Erosion and Sedimentation Control – §416

- Floodplain Management – §417

- Community Facilities – §418

- Public Recreation and Open Space Facilities – §419

 **§503. Required Site Improvements.**

 (1) Grading and Ground Cover. The ground surface in all parts of the mobile home park shall be graded to facilitate storm water drainage and shall be seeded for maintenance and erosion control.

 (2) Mobile Home Pads.The mobile home pads shall be graded and compacted for durability and shall provide adequate support for the placement of the mobile home unit. Each unit shall be provided with an anchoring system designed to resist the natural forces of wind, flotation, or collapse.

 (3) Mobile Home Patio.An all-weather patio shall be provided for each mobile home unit with a minimum area of 200 square feet.

**§504. Landscape Plan.** Mobile home park developers are urged to incorporate landscaping improvements into their project design to enhance the livability and the visual impact of the park and the surrounding community. Required landscaping and screening improvements are specified in the township zoning code.

(Ordinance No. 90-2, adopted October 23, 1990)