

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

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| § 80-1. Purpose. | §80-13. Required off-street parking. |
| § 80-2. Title. | § 80-14. Utility improvement. |
| § 80-3. Location in residential districts. | § 80-15. Usable open space. |
| § 80-4. Permit required. | § 80-16. Buffer strips. |
| § 80-5. Mobile homes only in parks; agency. | § 80-17. Walkways. |
| § 80-6. Mobile homes not to be used as agency. | § 80-18. Signs and lighting. |
| § 80-7. Zoning Permit. | § 80-19. Other site improvements. |
| § 80-8. Fees. | § 80-20. Specific trailer camp requirements. |
| § 80-9. Park site. | § 80-21. Mobile homes and trailers. |
| § 80-10. Lot requirements. | § 80-22. Definitions. |
| § 80-11. Yard and setback requirements. | § 80-23. Enforcement. |
| § 80-12. Park road system. | § 80-24. Zoning Hearing Board. |
| | § 80-25. Amendments. |

HISTORY: Adopted by the Board of Supervisors of the Township of Paradise 2-3-1987 as Ch. 14 of the 1987 Code. Amendments noted where applicable.

GENERAL REFERENCES

Floodplain management -- See Ch. 65. Subdivision and land development -- See Ch. 131.
Stormwater management -- See Ch. 123. Zoning -- See Ch. 160.

§ 80-1. Purpose.

The purpose of these regulations is to provide flexibility in the design and development of land for mobile homes and trailers in such a way as to promote the most appropriate use of land, to facilitate the adequate and economical provision of roads and utilities and to preserve the natural and scenic qualities of open space, provided that such use will not create a traffic hazard or otherwise impair the health, safety and general welfare of the community.

§ 80-2. Title.

These regulations shall hereafter be known and cited as the "Township Mobile Home and Trailer Regulations."

§ 80-3. Location in residential districts.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-7

The Township Supervisors may, subject to the review and recommendation of the Commission, permit mobile home parks and trailer camps in residential districts according to the procedures and requirements specified below.

§ 80-4. Permit required.

No person, firm or corporation shall construct, maintain or operate a mobile home park or trailer camp within the township without obtaining a zoning permit from the Zoning Officer.

§ 80-5. Mobile homes only in parks; exceptions.

Mobile homes or trailers, as herein defined, shall be permitted to locate and remain parked only in an approved mobile home park or an approved trailer camp, with the exception of the following classes of mobile homes and trailers:

- A. Mobile homes or trailers occupied as living quarters, which are located on land in the township on the effective date of these regulations, so long as such mobile home or trailer shall remain on the same lot.
- B. Mobile homes or trailers located on land in the township on the effective date of these regulations that are held for sale, resale or repair.
- C. Unoccupied mobile homes or trailers subject to the provisions of § 80-21 herein.

§ 80-6. Mobile home not to be used as agency.

No mobile home park or trailer camp shall be used as an agency or business for the sale of such mobile homes or trailers after the effective date of these regulations.

§ 80-7. Zoning permit.

No zoning permit for a mobile home park or a trailer camp shall be issued by the Zoning Officer, unless a site development plan has been submitted to the Commission for review and recommendations and until said plan has been approved by the Township Supervisors.

- A. Procedure. Said site development plan shall be subject to review by the Commission and approval by the Supervisors in accordance with §§ 160-30 and 160-31 of the Township Zoning Chapter.
- B. Conditions. Said site development plan shall include areas within which mobile homes or trailers may be located, the spacing of mobile homes or trailers, open

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-10

spaces and their landscaping, off-street parking spaces, roads, driveways, water supply, sewage disposal, storm drainage, watercourses and any other features relevant to the proposed plan.

- C. Improvement guaranty. Prior to site development plan approval, the developer shall comply with § 131-10 of the Township Subdivision Regulations to ensure the proper installation of all road, utility and recreation improvements shown on the site development plan. The amount and period of applicable guaranties as well as the form, sufficiency and manner of execution shall be approved by the Township Supervisors.

§ 80-8. Fees.¹

Zoning permit fees for mobile home parks or trailer camps shall be determined from time to time by resolution of the Township Supervisors.²

§ 80-9. Park site.

The park site shall be well drained and have such grades and soil as to make it suitable for the purpose intended. All such parks shall be planned as a unit and shall be located on a tract of land at least 10 acres in size. The area of said site shall be in single ownership or under unified control.

§ 80-10. Lot requirements.

All lots in any mobile home park shall be well drained and graded to a point where mobile homes may be parked with maximum safety to all concerned. In all instances, as much natural vegetation as is reasonably possible shall be preserved by any mobile home park developer.

A. An individual mobile home park located in any:

- (1) R-2 Moderate-Density Residential District shall contain at least 5,000 square feet of lot area and shall not be less than 40 feet wide at the building setback line.
- (2) R-1 Low-Density Residential District shall be at least 25% of the minimum required lot area and 40% of the minimum width requirements for a one-family dwelling.

B. The maximum number of mobile home lots that may be approved in a mobile home park shall be computed by subtracting from the total gross area a fixed

¹ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

²Editor's Note: The current Fee Schedule is on file in the township offices.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-12

percentage of 10% of said area for usable open space and dividing the remaining 90% of the area by the minimum lot requirements set forth above.

- C. In computing the maximum number of mobile home lots that may be created, any lands which are located within a floodplain area, which are subject to either periodic flooding or occasional chronic wetness, which are occupied by public utility easements or which have a slope in excess of 25% in such a manner as to limit their use or prevent their development shall not be considered part of the total gross area.

§ 80-11. Yard and setback requirements.

- A. All mobile homes shall be located at least 75 feet from any road right-of-way which abuts a mobile home park boundary and at least 50 feet from any other park boundary line.
- B. There shall be a minimum distance of 25 feet between an individual mobile home and adjoining pavement of a park road or common parking area or other common areas.
- C. All mobile homes shall be separated from each other and from other uses by at least 20 feet.

§ 80-12. Park road system.

- A. Park access. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent roads.
- B. Lot access. All mobile home parks shall be provided with safe and convenient paved access roads to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography.
- C. Roads. All roads within any mobile home park shall have a minimum right-of-way width of 40 feet, a minimum cartway width of 26 feet and a minimum pavement width of 20 feet, except that one-way roads shall have a minimum cartway width of 16 feet and a minimum pavement width of 12 feet. All roads shall be improved in accordance with township specifications.
- D. Intersections. Not more than two roads shall intersect at any one point and a distance of at least 150 feet shall be maintained between center lines of offset intersecting roads.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-17

§ 80-13. Required off-street parking.

- A. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 1.5 vehicular parking spaces for each mobile home lot.
- B. Each off-street parking space shall contain at least 200 square feet and shall not exceed a distance of 300 feet from the mobile home lot that it is intended to serve.

§ 80-14. Utility improvement.

- A. Water distribution. All mobile home parks shall provide to each separate mobile home lot a continuing supply of safe and potable water subject to approval by the State Department of Health.
- B. Sewage disposal. All mobile home parks shall provide to each separate mobile home lot a connection to a centralized sanitary sewage disposal system subject to approval by the State Department of Environmental Protection.
- C. No permit shall be issued by the township until the sewage disposal and water distribution systems for the mobile home park have been approved by the State Department of Health and the Township Engineer. Pollution of any natural watercourse shall be prohibited.

§ 80-15. Usable open space.

All mobile home parks shall provide not less than 10% of the total land area for usable open space purposes. Usable open space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.

§ 80-16. Buffer strips.

A suitably screened or landscaped buffer strip at least 10 feet wide, approved by the Commission, shall be provided by the developer along all of the property and road boundary lines separating the park from adjacent uses.

§ 80-17. Walkways.

All parks shall be provided with safe, convenient, all-season pedestrian walks of adequate width for intended use, durable and convenient to maintain, between individual mobile home lots, the park roads and all community facilities provided for park residents.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-20

§ 80-18. Signs and lighting.

Signs shall be permitted in accordance with the township sign regulations applicable to the district in which said mobile home park is situated. All means of ingress, egress and roads shall be adequately lighted.

§ 80-19. Other site improvements.

- A. At least one public telephone shall be provided for each mobile home park. Fire extinguishers shall also be provided and shall be so located that no mobile home is more than 150 feet distant from said fire extinguisher.
- B. Provision shall be made by the park operator to have garbage collected at least once every week, and a waste collection station shall be provided for every 12 mobile home lots. No such collection station shall be further than 150 feet from the lot so served. Any refuse disposal sites proposed within the mobile home park shall be subject to the approval of the State Department of Environmental Protection.
- C. Each mobile home lot may be provided with a four-inch concrete slab on a stable surface at least 10 feet by 18 feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobile home. Such slab shall contain an electrical outlet to which the electrical system of the mobile home shall be connected.
- D. Individual occupants of the mobile home park may construct attached enclosures to individual mobile homes, provided that such enclosures do not exceed the area of the concrete slab provided for in Subsection C above.
- E. There shall be provided in each mobile home park such other improvements as the Supervisors may require whereby such requirement shall at all times be in the best interests of the park residents.

§ 80-20. Specific trailer camp requirements.

Trailer camps shall be provided for the specific purpose of transient or vacationing occupants and shall be subject to and regulated by the provisions of §§ 80-7 through 80-19, except that the Commission may recommend the adjustment of the requirements in:

- A. Section 80-10 in order to avoid unreasonable requirements, but in no case shall the average density exceed 10 trailer camp sites per net acre nor shall the maximum density permitted within said camp exceed 15 camp sites for any single net acre. Moreover, the minimum width of any trailer camp site shall not be less than 30 feet wide at the building setback line.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-24

- B. Section 80-11(B), where appropriate, but in no case shall said minimum distance be less than 15 feet.
- C. Section 80-14A and B, where appropriate, but a safe and potable water supply and an adequate sanitary sewage facility must be provided for said camp.

§ 80-21. Mobile homes and trailers.

The storage or parking and use of a mobile home or trailer by any person or persons is hereby prohibited in all zoning districts except as provided elsewhere in these regulations and except that:

- A. One trailer, not over 30 feet in length, may be stored, but not used for any purpose, on an occupied lot in any zoning district, provided that such facility is not stored between the road line and the principal building.
- B. Where a zoning permit has been issued for the construction or alteration of a building, the Zoning Officer may issue a temporary permit for one mobile home or one camping trailer for a period not to exceed six months. Said temporary permit may be extended for one additional period of six months if the Zoning Officer finds that construction has been diligently pursued and that justifiable circumstances require such an extension. Said residence may be occupied during the term of the temporary permit and shall be situated upon the lot for which the zoning permit has been issued. The Zoning Officer may attach to his approval whatever conditions he deems necessary to carry out the intent of these regulations.

§ 80-22. Definitions.³

Except as defined in this Code (see Chapter 1, General Provisions, Article II, Definitions), all words shall carry the customary meaning.

§ 80-23. Enforcement.

These regulations shall be administered and enforced in accordance with the applicable provisions of Article VII of the Township Zoning Ordinance.⁴

§ 80-24. Zoning Hearing Board.

These regulations shall be subject to all applicable provisions in Article VIII of the Township Zoning Ordinance.⁵

³Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

⁴Editor's Note: See Ch. 160, Zoning.

CHAPTER 80

MOBILE HOMES AND MOBILE HOME PARKS

80-25

§ 80-25. Amendments.

These regulations shall be subject to the amendment provisions in Article XI of the Township Zoning Ordinance.⁶

⁵ Editor's Note: See Ch. 160, Zoning.

⁶ Editor's Note: See Ch. 160, Zoning