

PART 7

MOBILE HOME PARKS

SECTION 701 GENERAL

Mobile home park plans shall be processed in accordance with Part 3 of this Ordinance. In addition to complying with all other provisions of this Ordinance, mobile home parks shall comply with the design standards set forth in this Part and those set forth in the Clay Township Zoning Ordinance, the Clay Township Mobile Home Park and Mobile Home Ordinance and all Other Provisions. Where design standards conflict between this Ordinance and any other Ordinance, the most stringent standard shall apply.

SECTION 702 WATER SUPPLY

All mobile home parks shall be connected to a community or public water supply system. Additionally, all water supply systems shall be provided in accordance with Section 610 B. of this Ordinance. The water supply system shall be constructed in accordance with the specifications of the regulating municipality or authority.

SECTION 703 SEWAGE DISPOSAL

All mobile home parks shall conform to Section 610 A. of this Ordinance with respect to establishing an acceptable sanitary sewage disposal facility. All mobile home parks shall be served by a community sewer collection and conveyance system. The sanitary sewer system shall be constructed in accordance with the specifications of the regulating municipality or authority.

SECTION 704 STORM WATER MANAGEMENT AND FLOODPLAIN CONTROLS

All mobile home parks shall conform to the requirements of Section 608 of this Ordinance with respect to stormwater management and to the requirements of the Zoning Ordinance with respect to flood plain controls.

SECTION 705 SIDEWALKS AND CURBS

- A. Location. All mobile home parks shall have pedestrian walks along parking compounds and public rights-of-way and between mobile home units and service building.

- B. Construction. Sidewalks required in Section 705 A. of this Ordinance shall be constructed with the standards specified in the Appendices of this Ordinance.

SECTION 706 LIGHTING

All streets, access drives, and parking compounds shall be lighted to provide an average minimum two (2) footcandle level of illumination at an elevation of three (3) feet above grade for the safe movement of pedestrians and vehicles at night. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way. A lighting plan shall be provided for approval establish conformance with these standards in respect to style, lighting pattern, and placement.

Building accent lighting shall consider the effect of the lighting on building occupants and neighbors. Landscaping accent lighting, including uplighting for trees and buildings and low down lights, shall be of low intensity and shall be designed to prevent shadows or glare on adjacent public ways.

Pedestrian lighting shall illuminate walkways either from low-level accent lights or uniformed height (10-12 feet) light standards which clearly and safely identify the circulation path.

Architectural lighting shall compliment the building elements in a functional manner, and the design of the street and pedestrian lighting shall be coordinated throughout the site. The quality of lighting, including color, intensity and shielding of sources shall be deemed an integral part of the overall design plan.

The owner/operator of the park shall be responsible for the cost of providing and maintaining the common lighting fixtures (including electricity costs).

SECTION 707 LANDSCAPING

Buffer areas with screening in accordance with Section 609 F.2. shall be provided for mobile home parks. Such screening shall be permanently maintained and replaced where necessary to resent an attractive appearance. Parking and building are prohibited in the buffer area. The use of the buffer area for access ways shall not be permitted.

SECTION 708 INTERIOR STREET AND ACCESS DRIVES

- A. General. Private streets shall be provided in the park as the principal traffic way, and each mobile home lot shall abut and have access to such street.
- B. Width. All streets and alleys within a mobile home park shall conform to the right of way widths and cartway widths specified in Part 6.

- C. Construction Standards. The street construction standards shall conform to Township specifications as well as the requirements of the latest edition of Penn DOT Publication 408 or any replacement thereto.
- D. Sight Distance at Street Intersection. A clear sight triangle and stopping sight triangle and stopping sight distances shall be maintained in accordance with Section 602.
- E. Horizontal and Vertical Alignment Requirements. All streets and access drives shall be designed in accordance with Section 602 I. and 602 J. A minimum grade of 0.75 percent and maximum grade of 10 percent shall be maintained on all mobile home streets.

SECTION 709 SOLID WASTE DISPOSAL

Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of the Department of Environmental Protection. Provisions shall be made for garbage collection at least once a week. No centralized waste collection station shall be located on the park site.

SECTION 710 OPEN SPACE REQUIREMENTS

- A. Useable Open Space. All mobile home parks shall provide not less than ten percent (10%) of the total land area for useable open space purposes. Useable open space shall be located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.
- B. Play Areas. Adequate areas shall be provided for place space for children. A minimum of three thousand (3,000) square feet of play space shall be provided for parks of ten (10) or fewer mobile home lots, and an additional two hundred (200) square feet of play space shall be provided for each lot in excess of ten (10). Play areas shall be suitably equipped and landscaped to provide safe activities for children over a wide range of age. Play areas shall meet the standards of the Americans with Disabilities Act (ADA) for accessibility, and Consumer Product Safety Commission (CPSC) safety guidelines.

SECTION 711 OTHER SITE IMPROVEMENTS

- A. Public Telephone. One public telephone shall be provided within the mobile home park.
- B. Television Reception. Television reception service shall be provided from a centralized antenna service or community cable system.

SECTION 712. REPLACEMENT OF INDIVIDUAL MOBILE HOMES

- A. Whenever it is the desire of a mobile home park owner or individual mobile home owner to replace a mobile home on a currently existing pad, if all of the dimensions of the mobile home are the same size or lesser size than the currently existing mobile home, said mobile home park owner or mobile home owner shall have the right to replace the same, subject to compliance with Other Provisions.

- B. When a mobile home park owner or individual mobile home owner wishes to replace a mobile home on an existing pad with a larger mobile home or a mobile home with a dimension that is larger than the previous mobile home, then in said event, the mobile home park owner shall submit to the Township a Plan conforming to the requirements of this Ordinance, showing that all of the requirements of this Ordinance can be met as to that mobile home to be substituted. The mobile home park owner shall have the right, from time to time, to update its plan and substitute additional plans for future changes in its mobile home park, all in conformance with the provisions of this Ordinance and Other Provisions.