

ARTICLE V

MOBILEHOME PARK REGULATIONS

SECTION 500 **PROCEDURE**

No person, firm or corporation shall construct, maintain or operate a Mobilehome Park within the Borough without obtaining a Mobilehome Park Permit from both Mont Alto Borough and the Department of Environmental Protection. The procedures for reviewing mobilehome park plans shall be the same as for subdivision and land development plans in accordance with the Provisions of this Ordinance. Unless specified in This Article, the design standards and improvement requirements for mobilehome parks shall be the same as for subdivision and land development projects in accordance with the Provisions of this Ordinance.

SECTION 501 **PLAN REQUIREMENTS**

Prior to the issuance of a Mobilehome Park Permit, plans shall be submitted to and approved by the Borough Council in accordance with the Requirements and Procedures of this Ordinance regarding Preapplication Consultation, Preliminary Plans and Final Record Plans. In addition to the site plan information required elsewhere in this Ordinance, the following information shall be provided on the Plans:

- A. The location and use of proposed buildings or structural improvements.
- B. The location and design of all uses not requiring structures such as recreation areas and landscaping.

SECTION 502 **RENEWABLE MOBILEHOME PARK PERMIT**

- A. The Borough Council may grant a Mobilehome Park Permit for a period not to exceed twelve (12) months from the date of approval of such permit which shall be renewable every twelve (12) months. The Borough Council or its duly authorized representative shall inspect each Mobilehome Park prior to granting a Permit for conformance with the Provisions of this Ordinance and any other applicable regulations.
- B. It shall be incumbent upon the proprietor of a Mobilehome Park to keep a register and to report therein the name of person or head of family occupying each said mobilehome, showing date of entry on said land, make and size of trailer, and the names of persons living in said mobilehome. Said register shall be subject to inspection periodically by the Borough Council.

SECTION 503 **LOT REQUIREMENTS**

- A. Individual mobilehome lots located in a Mobilehome Park shall contain at least five thousand square feet (5,000 sq. ft.) of lot area and shall not be less than fifty feet (50') wide at the building setback line exclusive of easements or rights-of-way.
- B. All mobilehome lots shall be given street numbers and all park streets shall be given names.

SECTION 504 **YARD AND SETBACK REQUIREMENTS**

- A. **Park Access** - Each Mobilehome Park shall be provided with two (2) point(s) of ingress and egress and a distance of at least one-hundred and fifty feet (150') shall be maintained between centerline of access streets.
- B. **Lot Access** - All Mobilehome Parks shall be provided with safe and convenient paved access streets to and from each and every mobilehome lot. Alignment and gradient shall be properly adapted to topography.
- C. **Streets** - All streets within any Mobilehome Park shall be designed and improved as local streets in accordance with Borough Specifications.
- D. **Intersections** - Not more than two (2) streets shall intersect at any point and a distance of at least one-hundred and fifty (150') shall be maintained between centerlines of parallel streets intersecting the same street on the same side.

SECTION 505 **REQUIRED OFF-STREET PARKING**

- A. Off-street parking areas shall be provided in all Mobilehome Parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobilehome lot.
- B. Each off-street parking space shall contain at least three-hundred square feet (300 sq. ft.) and shall not exceed a distance of three-hundred feet (300') from the mobilehome lot that it is intended to serve.

SECTION 506 **UTILITY IMPROVEMENTS**

- A. **Sewer and Water** - All mobilehomes shall be connected to Borough sewer and water systems as set forth in Section 707 of this Ordinance.
- B. **Electrical Distribution** - All Mobilehome Parks shall have underground electrical distribution systems which shall be installed and maintained in accordance with the Local Electric Power Company's Specifications regulating such systems.

- C. **Natural Gas Systems** - Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.
- D. **Liquefied Petroleum Gas System (LPG)** - Liquefied petroleum gas systems provided for mobilehomes, service buildings or other structures shall include the following:
1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
 2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
 3. All LPG Piping outside of the mobilehomes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in a mobilehome.
 4. Any vessel containing liquefied petroleum gas shall be secured, but not permanently fastened to prevent accidental overturning.
 5. No LPG Vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure unless such installations are specifically approved by the Borough.
- E. **Fuel Oil Supply Systems** - All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall be installed and maintained in conformity with the following:
1. All piping from outside fuel storage tanks or cylinders to mobilehomes shall be secured, but not permanently, fastened in place.
 2. All fuel oil supply systems provided for mobilehome, service buildings and other structures shall have shut-off valves located within five inches (5") of storage tanks.
 3. All fuel storage tanks or cylinders shall be securely placed and shall not be less than ten feet (10') from any mobilehome exit.
 4. Storage tanks located in areas subject to traffic shall be protected against physical damage.

SECTION 507 **COMMON OPEN SPACE**

- A. All Mobilehome Parks shall provide not less than 10 percent (10%) of the total land area for common open space purposes. Common 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.
- B. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, and other solid material, or protected with a vegetation growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- C. Park grounds shall be maintained free of vegetation which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

SECTION 508 **BUFFER STRIPS**

A suitably screened or landscaped buffer strip at least ten feet (10') wide, approved by the Borough Council shall be provided by the developer along all of the property and street boundary lines separating the park from adjacent uses.

SECTION 509 **WALKWAYS**

- A. General Requirements - 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 mobilehome lots, park streets and all community facilities provided for park residents. Sudden change in alignment and gradient shall be avoided.
- B. Common Walk System - A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a width of four feet (4'0").
- C. Individual Walks - All mobilehome lots shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet (2' 0").

SECTION 510 **OTHER SITE IMPROVEMENTS**

- A. Individual tenants at the Mobilehome Park may construct attached enclosures or covered patios to individual mobilehomes.

- B. An enclosure of compatible design and material shall be erected around the entire base of each mobilehome. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- C. All means of ingress, egress, walkways, streets and parking lots shall be adequately lighted.

SECTION 511 **PARK AREAS FOR NON-RESIDENTIAL USES**

- A. No part of any mobilehome park shall be used for a non-residential purpose, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
- B. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobilehome located on an individual lot and connected to the pertinent utilities.

SECTION 512 **ANCHORING**

- A. Every mobilehome shall be anchored to prevent uplift or overturning of the mobilehome.
- B. Every mobilehome shall be firmly anchored to withstand a lateral wind pressure of fifteen pounds per square foot (15 lbs/sq. ft.).
- C. The dead load resisting moment of a mobilehome shall not be less than one-and-one-half (1 1/2) times the overturning moment due to wind and other lateral forces. The foundation and superimposed earth loads may be included provided the anchorage is sufficient to develop these weights. The Borough Engineer shall determine the sufficiency of the method of anchorage.