

ARTICLE V

MOBILE HOME PARK DESIGN STANDARDS

Section 501 General Requirements

The general design standards and required improvements of Articles III and IV and residential design standards shall apply to mobile home park subdivisions or developments. The following additional standards shall also apply to mobile home developments.

Section 502 Specific Design Standards

- 502.1 Site Location: A mobile home park shall be located on land having a reasonably flat terrain (having an average slope of eight percent [8%] or less). The land area shall be free from swamps, marshes, flood plains, garbage, excessive noise, smoke, or other elements generally considered detrimental to residential development. The location shall be free from flooding by a one-hundred (100) year flood and shall have access to public roads.
- 502.2 Placement of Mobile Homes: Each mobile home shall be required to be provided with anchors and tie-downs which are able to sustain a total tensile load equal to four times the weight of the particular mobile home. Each mobile home shall have skirting around the base between the bottom of the exterior and the ground. The length of each mobile home unit shall be parallel with the contour of the land so that no end of the unit is elevated higher than the other from the ground. The minimum size requirement for a Mobile Home Park shall be two (2) acres.
- 502.3 Mobile Home Lot Requirements: Lot area, dimension, setback, and coverage shall meet with the approval of the Borough Council and meet the following minimal requirements:
- a. Minimum Lot Area - five thousand, two hundred (5,200) square feet per lot
 - b. Minimum Lot width - forty-five (45) feet
 - c. Minimum Setback from other homes and buildings - thirty (30) feet
 - d. Minimum Setback from streets, paved areas, common areas - thirty (30) feet
 - e. Maximum Lot coverage by buildings/structures - thirty percent (30%)
 - f. On a permanent or block foundation
 - g. Connected to public water
 - h. Connected to sanitary sewer
- 502.4 Buffer Areas: All mobile home parks projected to contain more than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of thirty-five (35) feet depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. All mobile home parks projected to contain less than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of ten (10) feet in depth as

measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. Buffer areas shall be landscaped and consist of at least fifty percent (50%) evergreens. All landscaping shall be at least three (3) feet in height at the time of planting.

- 502.5 Recreation Areas: A mobile home park shall be provided with a recreation area for mobile home residents. The recreation area shall be no less than five percent (5%) of the total area of the park. Such an area shall be appropriately developed with recreation facilities and easily accessible to all homes in the park and shall be subject to approval from Borough Council.
- 502.6 Utilities: All utilities serving mobile home lots shall be placed underground in accordance with the requirements of the respective utility companies. Each mobile home in the park shall be served by public water and sewerage or approved central water and sewerage systems as well as with electric and other utilities.
- 502.7 Drainage: Storm drainage from roofs and paved areas shall be channeled to natural drainage courses and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed by the Borough Engineer and/or in any Borough Stormwater Management Ordinance, or as required by DEP.
- 502.8 Refuse Storage: A mobile home park shall require a dumpster located on a concrete pad in accordance with any Borough regulations pertaining to garbage and other solid wastes.
- 502.9 Sewerage Systems: Each mobile home lot shall be provided with at least a four (4) inch diameter vertical riser pipe which connects the mobile home sewage drain outlet to the sewer line. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be directed away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.
- 502.10 Water Systems: Each mobile home lot shall have a water riser pipe with a minimum inside diameter of 3/4-inch which connects the mobile home water supply to the central water system. An outside hose bib shall be supplied for each mobile home.
- 502.11 Parking Areas: Two off-street parking spaces shall be provided for each mobile home. All parking spaces for mobile home lots shall be provided with a minimum of a tar and chip surface.
- 502.12 Ingress and Egress: Access points to public streets from a mobile home park shall be located no less than sixty (60) feet from any public street intersection. Streets within the mobile home park to be offered for municipal dedication shall be constructed to Borough specifications as described in Article III, except that

one-way streets shall be allowed, provided access by fire and other emergency vehicles is not impaired and provided the street plan is reviewed and accepted by the Borough. All streets within mobile home parks, whether offered for municipal dedication or not, shall conform to the following:

- a. General Requirements - A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- b. Access - The entrance road connecting the park streets with a public street or road shall have a minimum cartway width of twenty-four (24) feet. Wherever a street intersects a public street, a stop sign shall be installed and maintained in accordance with Borough regulations.
- c. Illumination - In accordance with the conditions to be agreed upon by the subdivider, the Borough Council and the appropriate public utility, street lights are required to be installed in all subdivisions. The subdivider shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdivider shall be responsible for providing utility easements for future street lighting installations.

502.13 Street Signs: Street identification signs shall be provided for all streets at every intersection in the mobile home park. Such signs shall be purchased by the developer and installed by the Developer. No street name shall be permitted that is a duplicate or sounds similar to another street in Everett Borough.

502.14 Snow removal: A mobile home park shall be provided with adequate snow removal to the satisfaction of Borough Council.

502.15 Roads Maintenance: Roads within mobile home parks which are not offered for public dedication shall be maintained to the satisfaction of Borough Council.