

ARTICLE VII

MOBILE HOME PARKS

Section 701 General

Mobile home park plans shall be processed in accordance with Article III of this Ordinance. The design of mobile home parks shall comply with applicable design standards of this Ordinance and the Borough Zoning Ordinance.

Section 702 Lot Size and/or Density

Lot size and density shall comply with the Borough Zoning Ordinance.

Section 703 Water Supply

- A. **Source.** Where feasible, all mobile home parks shall be connected to the public or a community water system. Feasibility shall be established in accordance with Section 408 of this Ordinance. Additionally, all water supply systems shall be provided in accordance with Section 611 of this Ordinance.
- B. **Connection.** All mobile homes and service buildings shall be connected to a public or a community water supply system. Individual water riser pipes having an inside diameter of not less than three-fourth (3/4) inches shall be provided for each mobile home stand and shall terminate no less than four (4) inches above the ground.
- C. **Protection of Water Lines.** Adequate provisions shall be made to protect water service lines from damage including a shut-off valve installed below the frost line at the curb line for each mobile home space.
- D. **Fire Hydrants.** Fire hydrants or yard hydrants shall be installed in accordance with the provisions of the Middle Department Association of Fire Underwriters and the Authority regulations, when applicable.

Section 704 Sewage Disposal

- A. **Approved System.** All mobile home parks shall conform to Section 611 of this Ordinance with respect to establishing an acceptable sanitary sewage disposal facility.
- B. **Connection.** Where feasible, all mobile homes and service buildings shall be connected to a public or community sewer system. Feasibility shall be established in accordance with Section 408 of this Ordinance. Individual riser pipes having a minimum inside diameter of four (4) inches shall be located on each mobile home lot and shall extend four (4) inches above ground level. The sewer

riser pipe shall be sealed with a securely fastened plug when the site is unoccupied. Positive surface drainage away from the plug shall be provided to ensure no infiltration of surface water will occur. All sewer lines shall be constructed with materials and by methods approved by the Sewer Authority and DEP.

- C. **Protection.** Adequate provision shall be made to protect sanitary sewers from storm water infiltration and damage.

Section 705 Storm Drainage, Erosion and Sedimentation, and Floodplain Controls

All mobile home parks shall conform to the storm water requirements of Section 610 of this Ordinance.

Section 706 Interior Streets and Access Drives

- A. 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 a street.
- B. All streets and access drives shall be designed and constructed in accordance with the requirements of Article 6 of this Ordinance

Section 707 Vehicular Parking Facilities

Off-street parking spaces shall be provided in all mobile home parks in accordance with the requirements of the Borough Zoning Ordinance.

Section 708 Sidewalks and Curbs

- A. **Location.** All mobile home parks shall have sidewalks and curbs along parking compounds and private streets, and from mobile home units to service buildings.
- B. **Construction.** Sidewalks required by Section 708.A shall comply with the requirements of Section 602.11 of this Ordinance.

Section 709 Lighting

All streets, alleys and parking compounds shall be lighted to provide an average minimum two (2) foot candle level of illumination at an elevation of three (3) feet above the 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.

Section 710 Landscaping

Landscaping shall be provided in accordance with the requirements of the Borough Zoning Ordinance.

Section 711 Building Setbacks and Separations

Mobile homes shall conform to the building setback and separation requirements of the Borough Zoning Ordinance.

Section 712 Solid Waste Disposal

- A. Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of DEP.
- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any unit served.

Section 713 Travel Trailer Parks (Campgrounds)

- A. Travel trailer park plans shall be processed as final plans in accordance with Article III.
- B. Travel trailer parks shall be subject to the design in accordance with the requirements of the Borough Zoning Ordinance.