

ARTICLE IV

MOBILE HOME PARK DESIGN STANDARDS

SECTION 401: General Requirements

The general design standards and required improvements for mobile home parks shall conform to the provisions stated in Article II, Sections 213 and 223 as well as the provisions stated in this Article.

Section 401.1 Application Procedures

All applications for mobile home park developments shall follow the procedures for submission of land developments found in Articles II and V.

SECTION 402: Site Location

Mobile home parks shall be located on well-drained lands free of natural or manmade hazards. Mobile home parks shall be laid out with due consideration to natural features. No development shall occur on the floodway, wetlands or steep slope areas. Natural drainage ways shall in no way be impaired by development.

SECTION 403: Use Regulations

The uses allowed in a mobile home park shall be as specified in the Township of Jackson Zoning Ordinance.

SECTION 404: Placement of Mobile Homes

Each mobile home shall meet all requirements of the Uniform Construction Code.

SECTION 405: Size of Park

The minimum size requirement for a mobile home park shall be ten (10) acres.

SECTION 406: Density

The maximum number of dwelling units permitted in a mobile home park shall be calculated on the net area by deducting non-building and constrained land from the total site area.

SECTION 407: Clustering

The clustering of mobile home lots or sites is encouraged to provide for conservation of

open space, protect environmentally sensitive areas and to provide for efficient development of streets and utilities. In order to approve any cluster plan, the Township of Jackson shall apply the following test:

- A. The number of mobile home lots times five thousand (5,000), plus the area of common open space in square feet, shall equal at least the minimum lot standard as identified in the Township of Jackson Zoning Ordinance for each proposed mobile home lot.

SECTION 408: Specific Design Standards

Section 408.1 Site Improvements and Design

Minimum site improvements for all mobile home parks shall include, but shall not be limited to, the following:

- A. **Minimum Mobile Home Lot** – All mobile home lots shall be of a size to adequately accommodate double-wide mobile homes so that all setback requirements in accordance with the Township of Jackson Zoning Ordinance can be met. In no cases shall a mobile home lot be less than five thousand (5,000) square feet, or as required by the Township of Jackson. All mobile home lots shall be large enough to meet yard and parking requirements. Mobile home lots shall not be located in environmentally sensitive areas as defined in this Ordinance. Each mobile home lot shall contain a mobile home stand, which shall be improved with concrete columns or slab to provide an adequate foundation for the placement of a mobile home, securing the structure against uplift, sliding or rotation. Each mobile home shall be provided with skirting of durable material entirely enclosing the area beneath the mobile home.
- B. **Streets** – All mobile home park streets shall be designed in accordance with Section 215 of this Ordinance and any other requirements that may exist within the Township of Jackson. Each mobile home site shall be accessible from a street. Access shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on streets within the park.
 - 1. Streets shall meet minimum paving thickness and other requirements set forth in this Ordinance.
 - 2. All streets shall be kept free of debris or other obstructions to provide clear access for fire, police or other emergency access. If streets are proposed for dedication, all proposed street right-of-ways must meet the minimum width as required by the Township of Jackson Board of Supervisors and the Township of Jackson Engineer.

3. A minimum of two (2) off-street parking spaces shall be provided in all mobile home parks for the use of park residents and their guests. Parking shall be located convenient to each mobile home and in no case be located more than two hundred (200) feet from the use it is intended to serve. The number and design of parking spaces shall be in accordance with the Township of Jackson Zoning Ordinance.
- C. Yard Requirements – Mobile homes shall be placed off center on the lot so as to provide a larger useable open yard space and outdoor living area on one side of the unit. All structures or mobile homes shall be located in accordance with the requirements of the Township of Jackson Zoning Ordinance or, at a minimum, no less than the following:
 - a. Fifty (50) feet from any perimeter lot line
 - b. Forty (40) feet from any park street
 - c. Thirty (30) feet from any mobile home
 - d. Five (5) feet from any interior lot line
 - D. Common Open Space – Portions of the mobile home park not developed into mobile home lots, streets, recreation areas or service buildings shall be designated as common open space. All mobile home parks shall provide not less than ten percent (10%) of the total land area for common open space purposes. Such lands shall be improved whereby the same will be accessible to all families residing within said tract and whereby such open space may be used for recreational purposes. Environmentally sensitive areas may either be included within individual mobile home lots or deeded separately with appropriate deed restrictions barring future development. A maintenance and ownership agreement shall be prepared and recorded with the Cambria County Recorder of Deeds for all proposed common open space areas and buffer areas. The Township of Jackson will not be held responsible for any ownership or maintenance of any proposed common open space.
 - E. Utility Improvements – All mobile home parks shall provide to each lot both a continuing supply of safe and potable water as approved by the Department of Environmental Protection (DEP) and a connection to a sanitary sewage disposal facility as approve by the Department of Environmental Protection (DEP). Electric, telephone and centralized television cable service shall also be provided and shall be buried.

- F. Other Site Improvements – Each mobile home park shall provide garbage and trash collection and disposal facilities as approved by the Township of Jackson, an adequate park street lighting system, and such other improvements or services as may be required in the best interest of the public's health, safety and general welfare.
- G. Screening – All mobile home parks 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 forty (40%) percent evergreens. All landscaping shall be at least six (6) feet in height at the time of planting.
- H. 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 Township engineer and/or in any Township Stormwater Management Ordinance.
- I. Sidewalks – All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of ID-2 bituminous concrete, Portland cement concrete, stone, clay, or brick pavers, to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.
- J. Street Signs – Stop and street identification signs shall be provided for all streets at every intersection in the mobile home park.