

Part 7

Residential Mobile Home (MH)

§27.701. Purpose and Development Options

1. *Purpose.* It is the purpose of this District to provide adequate facilities for the use of mobile home parks with the intention of promoting a safe and attractive community environment that will compliment surrounding properties. It is also the intent of this Part to allow within the district certain other compatible and/or existing uses. This District is created to accommodate existing and projected demand for the use of mobile home facilities. Densities above one dwelling unit per acre are conditioned upon public sewage system and public water supply being provided.

2. *Residential Development Options.* In order to achieve these purposes, this Part provides for design flexibility in new residential subdivisions by allowing the following residential design options in the MH District.

A. Conventional subdivision allowing single family detached and semi-detached dwellings on lots of a minimum ½ acre with no open space required, as a use-by-right option.

B. Mobile home parks at a maximum base density of four dwelling units per acre of net tract area. This option requires 30 percent or more open space.

3. *Nonresidential Development Options.* This Part also provides for the following non-residential development options, in accordance with the standards herein:

A. Extensive agriculture, subject to the provisions of Agricultural Preservation (AP) District.

B. Municipal use.

§27-702. Uses.

1. *Uses By-Right.* Within the MH Residential District, a building may be erected, altered or used and land itself may be used by-right for any one of the following uses and no other.

A. *Conventional Subdivision.* Conventional subdivision shall be permitted as a by-right, with public sewer and water. The following uses shall be permitted within this option:

(1) Single family detached dwellings.

(2) The following accessory uses shall be permitted:

(a) Any normal and incidental accessory use to the principal residential uses.

(b) Home occupations in single-family detached dwellings.

B. Extensive agriculture, subject to the provisions of the Agricultural Preservation (AP) District.

C. Municipal use.

2. *Conditional Uses.* Within the MH District, a building may be erected, altered or used and land itself may be used by conditional use.

A. *Mobile Home Park Development.* Mobile home park development shall be permitted by conditional use. Approval shall be contingent upon compliance with the requirements of the “Open Space Provisions”; the design standards of the Subdivision and Land Development Ordinance [Chapter 22]; the design standards in this Chapter; and the conditions of this Part. The following uses shall be permitted with this option.

(1) Mobile home dwellings.

(2) Open space, said uses complying with the “Open Space Provisions; Use Regulations” of this Chapter.

(3) The following accessory uses shall be permitted:

(a) Office and permanent service building for the mobile home park management.

(b) Residential accessory structures located on the individual mobile home park lots such as storage sheds, and not exceeding 100 square feet in floor area.

1. *Conventional Subdivision.*

A. *Area and Bulk Regulations for Residential Uses.* The following standards shall apply to all residential uses:

Area and Bulk Standards For Residential uses		Single-family detached
(1)	Density (max)	2 dwelling units per net acre
(2)	Net lot area (min)	21,780 square feet
(3)	Total impervious coverage (max)	25 percent
(4)	Lot width at street line	100 feet
(5)	Lot width at building line	60 feet
(6)	Yard setbacks:	
	front	25 feet (min)
	side	15 feet each (min)
	rear	30 feet (min)
(7)	Building height	35 feet, or 3 stories, whichever is less
(8)	In the absence of public sewage system and public water supply the Rural Residential District area and bulk regulations shall apply for each dwelling unit.	
(9)	A 50' required setback from stormwater management facilities and pump stations from all lots shall be required.	

2. For extensive agricultural uses the Agricultural Preservation District area and bulk regulations in this Chapter shall apply.

3. *Mobile Home Park Development*

A. *Maximum Density.* The applicant shall be limited to a maximum of four dwellings units per net acre.

B. *Minimum Required Open Space.* The applicant shall provide a minimum of 30% open space of the gross tract area.

C. *Area and Bulk Regulations.* The following standards shall apply to all mobile home park uses:

Area and Bulk Standards	Mobile Homes	Office/Service Buildings	Res. Accessory Structures Located or Mobile Home Lots
(1) Lot area (min)	4,000 sf	5,000 sf	n/a
(2) Total impervious coverage (max)	55 percent	40 percent	n/a
(3) Lot width at street line (min)	20 feet	40 feet	n/a
(4) Lot width at building line (min)	40 feet	40 feet	n/a
(5) Setbacks:			
front yard	15 feet (min)	35 feet (min)	50 feet (min)
front yard with front loading garage	15 feet (max)	n/a	n/a
rear yard	35 feet (min)	50 feet (min)	5 feet (min)
side yard	None	25 feet	None
side to side building separation	20 feet (min) for principle structures	n/a	10 feet (min) for any structure
(6) Building Setbacks from perimeter property lines (min)	55 feet	55 feet	55 feet
(7)	In the absence of public sewage system and public water supply the Rural Residential District area and bulk regulations shall apply.		

- (8) Mobile Home Park Developments shall comply with the design standards found elsewhere in this Chapter.
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§27-703. Design Standards for Conditional Uses.

1. Mobile home park development, as permitted herein above, shall conform to the following standards:

A. *Block Design.*

(1) Mobile home park developments shall be designed in a generally rectilinear pattern, of blocks and interconnecting streets and rear lanes, defined by buildings, landscaping, pedestrian ways, and sidewalks. To avoid the monotony of a rigid grid layout and to better conform to the natural terrain, streets may include frequent gentle curves.

(2) The maximum length of a block shall be 500 feet. This length may be extended up to 800 feet when mid-block footpaths are provided.

(3) Rectilinear blocks of the dimensions required above may be reshaped at the discretion of Board of Supervisors when topography, existing vegetation, or hydrology considerations influence block shape and size.

(4) Streets shall be configured using a design speed of 25 mph and shall employ traffic-calming measures as recommended by the Township Engineer and approved by the Board of Supervisors. Speed bumps or humps shall be avoided.

(5) There shall be a minimum of one entrance from a public street into the development, plus a lesser entrance not normally accessible to vehicles to be available for emergency, fire and ambulance use. New house lots shall be accessed from interior streets, rather than from roads bordering the tract.

B. *Mobile Home Architecture.*

(1) Mobile homes shall be sited such that the narrow end

of the dwelling unit is parallel to the front yard setback.

- (2) A minimum roof pitch of 3:12 shall be provided.
- (3) Corrugated roof surfaces shall be prohibited.

(4) Mobile homes shall be equipped with skirts of an approved material and construction which will completely enclose the undercarriage of the structure.

C. *Office and Permanent Service Building Standards.*

(1) An office and permanent service building for the mobile home park shall not exceed 25 feet in height, or two stories, whichever is less.

(2) Office and permanent service buildings shall occupy no more than two structures and shall not exceed 10,000 square feet in aggregate square footage.

(3) Office and permanent service buildings shall be centrally located within 1,250 feet of mobile homes.

D. *Design Standards for Open Space*

(1) Open space shall be delineated in accordance with the standards in the Subdivision and Land Development Ordinance [Chapter 22], setting forth the four-step design process, and in accordance with the Open Space provisions of this Chapter.

(2) Open space shall consist of two types: natural and formal.

(a) Natural open space consists of, but is not limited to Meadows, woodlands, large specimen trees, hedgerows, wetlands, floodplain, stormwater management areas and prohibitive steep slopes.

(b) Formal open space consists of greens, commons, squares and parks that are defined by building walls, streets and street trees.

(3) *Formal Open Space; Greens, Commons, Squares and Parks.*

(a) Greens, commons, squares, and parks shall serve a variety of outdoor leisure and assembly needs of mobile home park residents and enhance the form and appearance of the development.

(b) Greens, commons, squares and parks shall be distributed throughout the development.

(c) The views of greens, commons and squares shall be maximized by locating open space in “terminal vista” locations as often as possible, such as the ends of streets at three-way intersections, and/or along the outer edges of curving streets.

§27-704. Other Applicable Regulations.

The following standards shall apply to all permitted uses within this district:

A. A complete site analysis in accordance with the Subdivision and Land Development Ordinance [Chapter 22], and an environmental assessment report in accordance with the General Design and Performance standards of this Ordinance, with mitigation measures, shall be required.

B. *Natural Features/Resource Protection.* Shall conform to all applicable provisions of this Chapter.

C. *Parking.* Shall conform to the provisions of Access Parking, Loading and Internal Circulation provided in this Chapter.

D. *Signs.* Shall conform to the provisions of Signs of this Chapter and to the Uniform Construction Code.

E. *Access and Circulation.* Shall conform to provisions of Access, Parking, Loading and Internal Circulation provisions of this Chapter.

F. *Landscaping*. Shall conform to the applicable provisions of the General Design and Performance Standards of this Chapter.

G. *Screening*. Shall conform to the applicable provisions of the General Design and Performance Standards of this Chapter.

H. *Single-Family Detached Uses*. Shall conform to the “Ground Water Protection Standards” of this Chapter.

I. *Utilities*. All utility service shall be placed underground.

J. *Open Space*. Shall conform to “Open Space Provisions,” and the design standards of the Subdivision and Land Development Ordinance [Chapter 22].