

ARTICLE VIII: MOBILE HOME PARKS

SECTION 8:00 APPLICATION PROCEDURE

8:001 Submission and Review Procedure

An application for development of a tract of land for mobile home park purposes shall be made and approved, or approved as modified, before any mobile home park permit for such use shall be issued. The requirements of Article III of this Ordinance shall govern the submission, processing, and review of all applications for mobile home park development.

8:002 Content of Application

- A. The requirements of Article IV of the Ordinance shall govern the content of all applications for mobile home park development.
- B. In addition to the requirements contained in Article IV of this Ordinance, an application for preliminary or final approval of a mobile home park shall indicate by drawings, diagrams, maps, text, affidavit, or other legal instrument, the following:
 - 1. The tract for which application is made is held in single and separate ownership.
 - 2. The placement, location, and number of mobile home lots and mobile home pads, consistent with the terms of this Ordinance and the Rockland Township Zoning Ordinance, on a layout map of the tract at a scale of one inch equals 50 feet.
 - 3. The location and dimension of all driveways, pedestrian ways, sidewalks, and access roads with notation as to type of impervious cover.
 - 4. The location, dimension, and arrangement of all areas to be devoted to lawns, buffer strips, screen planting, and common open space, including areas for recreation.

SECTION 8:10 GENERAL LAYOUT STANDARDS

8:101 Site Layout

- A. Mobile Homes placed on individual lots are encouraged to be placed off-center on the lots so as to provide a large usable open yard space and outdoor living area in one section of the lot.

- B. Groups or clusters of units, so placed as to create interior spaces and courtyards shall be incorporated whenever feasible.
- C. There shall be variety in the arrangement and orientation of mobile homes, with particular attention given to topography and existing trees. Site layout shall be designed to ensure that mobile home units are offset to avoid long uninterrupted corridors between the units.
- D. The applicant is strongly encouraged to design the mobile home park so that many units have their long axis east-west, offering southern exposure to their longest wall and roof areas. When topographic conditions make a street layout for good solar orientation of units difficult or undesirable, lots should be laid out so that units can be oriented to the south to the greatest extent possible.

SECTION 8:20 STREET SYSTEM

With the exception of those standards specified in this Section, all standards pertaining to streets in Article V of this Ordinance shall govern the design and construction of streets in a mobile home park.

8:201 Access and street frontage

Access to any mobile home lot shall be from a street interior to the mobile home park. Where mobile home lots are created having frontage on an existing street within the Township, the mobile home park street pattern shall provide reverse frontage access to an interior street within the mobile home park, and not to the existing street.

8:202 Street widths

The mobile home park interior street system shall be classified in terms of local streets, as defined in this Ordinance. Street widths shall be as prescribed in Section 5:303 of this Ordinance.

8:203 Illumination of streets and walkways

In addition to the standards of Section 6:211 of this Ordinance, all mobile home parks shall be furnished with lighting fixtures so spaced and so equipped with luminaries as will provide adequate levels of illumination throughout the park for the safe movement of vehicles and pedestrians at night.

SECTION 8:30 OFF-STREET PARKING AREAS AND WALKS

8:301 The requirements for driveways and parking contained in Section 5:503 of this Ordinance shall be applicable to all mobile home parks.

8:302 Off-street parking shall be provided in accordance with the Rockland Township Zoning Ordinance.

8:303 Additional parking spaces for vehicles of non-residents shall be provided at the rate of one space for every three mobile home lots. Such parking spaces shall be provided through off-street common parking areas, and shall be in locations that are sufficiently dispersed throughout the park to serve all mobile home units, as determined by the Board of Supervisors. The parking spaces shall have an all-weather paved surface acceptable to the Township.

8:304 All mobile home parks shall provide sidewalks in accordance with specifications of Section 6:203.

SECTION 8:40 STORMWATER MANAGEMENT

The provisions of Section 5:80 of this Ordinance and the Rockland Township Stormwater Management Ordinance No. 2008-3, as amended, shall be applicable to all mobile home park developments.

SECTION 8:50 WATER SUPPLY

The provisions of Section 5:70 and 6:206 of this Ordinance shall be applicable to all mobile home park developments.

SECTION 8:60 SEWAGE TREATMENT AND DISPOSAL

The provisions of Section 5:60 and 6:205 of this Ordinance shall be applicable to all mobile home park developments.

SECTION 8:70 UTILITY DISTRIBUTION SYSTEM

All utilities shall be installed underground and meet the requirements of the Rockland Township Zoning Ordinance.

SECTION 8:80 BUFFERING, SCREENING AND LANDSCAPING

All mobile home parks shall provide a landscaping plan that complies with the requirements of Section 5:96 and 6:212 of this ordinance.

SECTION 8:90 FIRE PROTECTION

All mobile parks shall be provided with fire hydrants as specified under the terms of Section 5:705 and 6:207 of this Ordinance.