

ARTICLE 7

MOBILE HOME AND RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

Section 701. APPLICABILITY

Where a municipality has no subdivision or land development ordinance the provisions of this article shall apply. Where a municipality has zoning or other municipal regulations that govern the development of a mobile home or recreational vehicle park or campground, those regulations shall supersede the provisions of this Article.

Section 702. PLAT REQUIREMENTS AND PROCESSING PROCEDURE

The plat requirements and processing procedure for subdivision and/or land development of a mobile home or recreational vehicle park or campground shall be in accordance with the requirements contained in Article 4 of this Ordinance.

Section 703. DESIGN STANDARDS

The arrangement and other design standards of streets, easements, blocks, lots, stormwater management and erosion and sedimentation control shall be in accordance with the requirements contained in Article 5 of this Ordinance except as specified below:

1. Street Widths

- A. The minimum street right-of-way and cartway widths of public or private streets shall be as follows:

Collector Streets	Width
Right-of Way	60 feet
Cartway	24 feet

Minor Streets	Width
Right-of-way	50 feet
Cartway	20 feet

- B. Where a subdivision or land development fronts on an existing public or private street, the provision for additional street width (right-of-way, cartway, or both) may be required when determined necessary by the Dauphin County Planning Commission in specific areas to address:

- (1) Public safety and convenience;

- (2) Where the number of mobile homes or recreational vehicle or camp site spaces proposed in the mobile home or recreational park or camp ground exceeds 100 units; and/or
- (3) The width of the existing street does not meet the requirements of the preceding paragraphs.

2. Lots

- A. Lots in a mobile home or recreational vehicle park shall be served by both public or community water supply and sanitary sewerage collection systems.
- B. Mobile home or recreational lots shall be not less than sixty (60) feet wide measured at the minimum front property line nor less than seventy-two hundred (7,200) square feet in area, per mobile home or recreational vehicle unit exclusive of streets and other public areas.
- C. Tent camping sites shall be at least 30-feet wide and at least 2,400 square feet.
- D. Campgrounds must meet all DEP specifications in regard to toilet facilities, sewage dumping facilities, water facilities, and other requirements not covered in this Ordinance.

3. Front Yard Building Setback Lines

The minimum front yard building setback line from the right-of-way of a public or private street shall be as follows:

Street Type	Minimum Setback Distance
Arterial	40 feet
Collector	30 feet
Other Street	20 feet

4. Side and Rear Yard Building Setback Lines

- A. The minimum building setback lines of a mobile home or recreational vehicle lot and the mobile home or recreational vehicle park or campground shall be:
 - 1). Fifteen feet measured from the side and rear lot lines of mobile home or recreational vehicle lot.
 - 2). Twenty-five (25) feet from the mobile home park or recreational vehicle park or campground property lines on the sides and rear not adjacent to a street right-of-way.

5. Off-street Parking Requirements

- A. Off-street parking areas shall be provided at the rate of at least two (2) vehicular parking spaces for each mobile home lot.
- B. Each such off-street parking space shall contain at least two-hundred (200) square feet of area and shall be located on the lot it is intended to serve.

6. Open Space Requirements

- A. Not less than ten (10) percent of the total land area of the mobile home park shall be provided for usable open space. Such space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.
- B. Such open space shall be maintained with a durable native vegetative cover that is capable of preventing soil erosion and the emanation of dust during dry weather.

7. Park Areas for Non-Residential Uses

- A. No part of the mobile home or recreational vehicle park or campground shall be used for a non-residential purpose, except such uses that are specifically required for the direct servicing and well being of park residents, for management and maintenance of the park, or those uses permitted by applicable provisions of the municipal zoning or other municipal ordinance, where one exists.

8. Buffer Strips

A suitably screened or landscaped buffer strip at least ten (10) feet wide, shall be provided by the developer along all of the property lines separating the mobile home or recreational vehicle park or campground from adjacent land uses.

9. Signs and Lighting

- A. Signs may be permitted subject to applicable provisions of a municipal zoning or other municipal ordinance.
- B. In the absence of municipal regulations, signs may be permitted subject to the approval of the Dauphin County Planning Commission.
- C. All means of ingress, egress, walkways, streets, and parking lots shall be adequately lighted. Lighting shall not spill onto adjacent properties outside the mobile home park.

10. Other Site Improvements and Requirements

- A. Each mobile home or travel recreational vehicle shall be provided a concrete slab, constructed to current municipal building code standards, so as to provide a structurally stable pad for mobile home or recreational vehicle placement.
- B. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- C. Each mobile home or recreational vehicle lot shall be provided with a four (4) inch concrete slab on a stable surface at least ten (10) feet by eighteen (18) feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobile home or recreational vehicle and not extend into the front, side, or rear yard. Such slab shall contain an electrical outlet to which the electrical system of the mobile home or recreationl shall be connected, and shall be constructed in compliance with the municipal building and electrical codes.
- D. Individual tenants of the mobile home park may construct attached enclosures or covered patios to individual mobile homes, provided that such enclosure does not encroach into the front, side or rear yard areas.
- E. Tie downs shall be installed at strategic locations so as to prevent movement of the mobile home by natural causes.
- F. Provision shall be made by the mobile home park o recreational park or campground operator to have garbage and waste collected at least once every week. The garbage and waste shall be deposited at an approved disposal site.

Section 704. IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

In a mobile home or travel trailer park all improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with this Ordinance.

Section 705. FEES AND PERMITS

1. Fees

At the time of filing the Preliminary Plat and/or the Final Plat for the development of a tract of land for a mobile home or travel trailer park, the Applicant shall be required to pay to the Dauphin County Planning Commission fees in accordance with the requirements of Article 8 of this Ordinance and secure a permit.

2. Mobile Home & Travel Trailer Park Permits

Any person intending to develop a tract of land as a mobile home or travel trailer park shall have a permit from the municipality for each such park, issued in accordance with the following requirements:

- A. Such permit shall be issued by the Municipal Code Enforcement Officer upon proper application and submission of evidence of compliance with the provisions of this Ordinance and all other applicable legal requirements.
- B. Each permit shall be valid for one (1) year, from the date of issue.
- C. The first application for a permit for a mobile home park or travel trailer park proposed for development, following the effective date of this Ordinance, shall be made to the Municipal Code Enforcement Officer on a form provided and shall be submitted together with copies of the following:
 - 1) A copy of the approved final plat signed by the Dauphin County Planning Commission.
 - 2) A receipt signed by the recorder of deeds, showing that the mobile home park plat has been publicly recorded.
 - 3) A permit issued by the Department of Environmental Protection as required by the Chapter 179, Title 25, Rules and Regulations, Mobile Home Park.
- D. Application for the annual renewal of a permit shall be made by the holder of the permit, to the Municipal Code Enforcement Officer on a form provided, within fourteen (14) days preceding expiration of the preceding permit period, and shall be accompanied by any required municipal fee and any changes since the preceding permit was issued.

The Municipal Code Enforcement Officer shall inspect each mobile home or travel trailer park prior to the issuance of a permit for conformance with the provisions of this Ordinance and all other applicable legal requirements.

- E. It shall be incumbent upon the proprietor of a mobile home park to keep a register and to report therein the name of the person of head of family occupying each mobile home; the date of entry on said land; license number of automobile; serial number, make and size of trailer; and the names of all persons living in the mobile home park.
- F. The registration of the mobile home or travel trailer park shall be subject to inspection by the Municipal Code Enforcement Officer annually, or upon the request of the Dauphin County Planning Commission.