

ARTICLE VII

MOBILEHOME PARK PROVISIONS

§. 701 Approval Required

It shall be unlawful for any person to construct, alter or extend any mobilehome park within the limits of the Township until plans have been approved by the Township and permits have been issued as provided in this Ordinance and the Penn Township Mobilehome Ordinance.

§. 702 Application for Mobilehome Park Approval

Applications for mobilehome park approval shall conform to the requirements and procedures as established in Articles III and IV of this Ordinance and the provisions of the Penn Township Mobilehome Ordinance.

§. 703 Site Location and Dimensions

The location, minimum park area, lot sizes and maximum density within all mobilehome parks shall be in accordance with the Penn Township Zoning Ordinance and Penn Township Mobilehome Ordinance and the location of the mobilehome park must also conform to the Township Comprehensive Plan with respect to streets, public sites and proposed utilities.

§. 704 Improvements in Mobilehome Parks

Improvements such as sewer, water, electrical, fire protection and other utility systems; storm drainage systems; off-street parking areas; walks; recreation areas; and service buildings shall conform to the requirements in the Penn Township Mobilehome Ordinance.

§. 705 Street System

All streets within mobilehome parks shall conform to the standards of the Penn Township Mobilehome Ordinance.

§. 706 Easements

- a) Use - Easements shall be provided for all utilities not located in a street and for well-defined watercourses.
- b) Width - Utility easements shall have a minimum width of 15 feet. Easements for natural watercourses shall be of sufficient width to permit maintenance and provide for future flow.
- c) Location - Easements shall be centered on or adjacent to side and rear lot lines whenever possible.