

## **ARTICLE VIII**

### **MOBILEHOME PARK and TRAILER CAMP REGULATIONS**

In addition to the rules, regulations, standards and procedures established in other sections of This Ordinance, the following shall also apply to mobilehome parks and trailer camps.

#### **Section 801. General**

The basic requirements of this Ordinance may be modified in the design and development of mobile home parks and trailer camps to the extent of and in accordance with the minimum standards set forth hereunder.

#### **Section 802. Zoning Compliance**

All mobilehome parks and trailer camps approvals under this Ordinance shall be subject to compliance with all related provisions of the Carroll Township Zoning Ordinance, including applications, permits, and fee requirements set forth therein.

#### **Section 803. Design Standards and Required Improvements - Mobilehome Parks**

In addition to the other referenced requirements, the following shall apply:

- a. Generally, mobile home stands should be diagonal to the street at an angle of 30 degrees from perpendicular.
- b. The minimum depth of each mobile home space shall be not less than one hundred (100) feet, or thirty (30) percent longer than the mobile home, whichever requirement is greater.
- c. The longitudinal gradient and cross slope of any mobile home space shall not exceed five (5) percent, except for terracing at the periphery, and the minimum slope in any direction shall be one (1) percent.
- d. The streets, exits and entrances shall be all-weather conforming to the standards and specifications for Township streets.
  - (1) At entrances, exits and where parking is permitted on both sides, the minimum width shall be thirty-six (36) feet unless standards for Township streets require a greater width.
  - (2) In all other cases the minimum width shall be twenty-six (26) feet, or as set forth under Article VII hereof.

- (3) The above may be reduced in the case of one-way traffic, to not less than eighteen (18) feet, with parking on one side only.
  - (4) Cul-de-sac streets shall be provided with a turnaround having an outside roadway diameter of at least one hundred (100) feet.
  - (5) The pavement edge at all intersections shall have an inside radius of at least thirty (30) feet.
  - (6) Street grades shall not exceed eight (8) percent and adequate transition shall be made at grade changes for the maneuvering of mobile home units.
  - (7) All other basic street and intersection design standards of this Ordinance not modified above shall apply.
- e. Curbs and sidewalks shall be provided and constructed according to the basic standards of this Ordinance.

#### **Section 804. Design Standards and Required Improvements - Trailer Camps**

In addition to the other referenced requirements, the following shall apply:

- a. The minimum depth of each mobile home space shall be not less than eighty (80) feet, or thirty (30) percent longer than the trailer, whichever requirement is greater.
  - b. The longitudinal gradient and cross slope of any mobile home or trailer space shall not exceed five (5) percent, except for terracing at the periphery, and the minimum slope in any direction shall be one (1) percent.
  - c. The driveways, exits, entrances and walks shall be clearly marked and surfaced with a permanent dust-free material.
- (1) One-way traffic driveways shall be not less than twelve (12) feet wide and two-way traffic driveways shall be not less than twenty-two (22) feet wide.
- d. **License**

A fee shall be required for a license to operate a trailer camp. The license shall be for a period of one year and must be renewed annually. License fees and renewal fee shall be in accordance with a schedule of fees adopted by Resolution of the Board of Supervisors upon enactment of this Ordinance, or as such schedule shall be amended from time to time. A copy of said fee schedule shall be available for review at the Township office.