

Chapter 12 - MHP - MOBILE HOME PARK

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Sec. 12.1 *PURPOSE.*

This District is intended to provide suitable areas for mobile home residential developments. Public sewer and water facilities shall be provided for each mobile home park. The Township Board, however, may permit the use of a lagoon or mechanical treatment system meeting all State and County regulations if public sewer facilities are not available. Connection shall be made to public sewer and water within one (1) year after same shall become available within five hundred (500) feet of the premises. This type of development is to be located near essential community services and on major thoroughfares.

Sec. 12.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Mobile homes located in a licensed Mobile Home Park.
- (B) Mobile Home Parks, subject to all standards and regulations as cited in Chapter XXI.
- (C) Public parks, playgrounds, playfields and other public uses of an open space recreational character.
- (D) Accessory buildings and uses as defined in Chapter II.
- (E) Customary home occupations as defined in Chapter II, Section 2.47.
- (F) Family Day Care Homes.
- (G) Adult Foster Care Family Home. (revised 5-24-04)
- (H) Foster Family Home. (revised 5-24-04)
- (I) Foster Family Group Home. (revised 5-24-04)
- (J) State Licensed Residential Family Facility. (revised 5-24-04)

Sec. 12.3 *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Churches.
- (B) Group Day Care Homes.
- (C) Golf courses or country clubs.
- (D) Public schools, provided that said schools shall not include colleges and universities.
- (E) Commercial soil removal.
- (F) Private non-commercial recreation.
- (G) Commercial wireless communication towers. (Revised November 1997)
- (H) Adult Foster Care Small Group Home. (revised 5-24-04)

- (I) Adult Foster Care Large Group Home. (revised 5-24-04)
- (J) Adult Foster Care Congregate Facility (revised 5-24-04)
- (K) State Licensed Residential Group Facility. (revised 5-24-04)

Sec. 12.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 12.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 12.6 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8