

## ARTICLE VIII

### MOBILE HOME PARK REGULATIONS

#### 801. Abrogation and Greater Restrictions

This Article supplements prior articles of this Subdivision and Land Development Ordinance. To the extent that this Article imposes greater requirements or more complete disclosure in any respect, or to the extent that the provisions of this Article are more restrictive, it shall be deemed and interpreted to control such other provisions of the Subdivision and Land Development Ordinance.

#### 802. Permits Required

It shall be unlawful for any person to maintain, construct, alter, or extend any mobile home park within the limits of the Township, unless he holds a valid certificate of registration issued by the Pennsylvania Department of Environmental Protection in the name of such person and also a permit issued by the Township.

#### 803. Application to Pennsylvania Department of Environmental Protection

All applications for a certificate of registration shall be made by the owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Protection Chapter 4, Article 415, Regulations for Mobile Home Parks, Adopted October 30, 1959, as amended.

#### 804. Application for Initial Mobile Home Park Permit

Application for a mobile home park permit shall follow the requirements and procedures as established in this Ordinance for Preliminary and Final subdivision and land development plans.

#### 805. Final Plan Action by the Township Supervisors

- a. Upon receipt of the Final Plan with the recommendations of the Planning Commission, the Board of Supervisors shall review the

Final Plan for compliance with the provisions of this Ordinance.  
The Board of Supervisors may take any of the following actions:

- (1) Approval of entire plan,
  - (2) Approval of plan in part,
  - (3) Subject the plan to modifications or conditions, or
  - (4) Disapprove the plan.
- b. Upon approval of the entire Final Plan and payment of the required fees, the Board of Supervisors shall issue a mobile home park permit to the owner that shall be valid for a period of one (1) year thereafter.

#### 806. Renewal Permits

- a. Renewal permits shall be issued by the Board of Supervisors upon the furnishing of proof by the applicant that his park continues to meet the standards prescribed by the Pennsylvania Department of Environmental Protection and this Ordinance.
- b. A representative of the Board of Supervisors may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this Ordinance.
- c. The permit shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

#### 807. Compliance of Existing Mobile Home Parks

- a. Mobile home parks in existence at the date of adoption of this Ordinance, and being duly authorized to operate as same by the Department of Environmental Protection, may be continued only if they obtain and maintain valid township mobile home park permit, and if they otherwise remain lawful and do not create a fire, safety or health hazard.
- b. Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit as required under this Ordinance.

- c. Any subsequent new construction, alteration or extension of and existing mobile home park shall comply with the provisions of this Ordinance.
- d. Any existing mobile home park which in the opinion of the Board of Supervisors creates a fire, safety, or health hazard, shall be required to comply with all provisions of this Ordinance, within a period of two (2) years from the adoption of this Ordinance: otherwise, any existing mobile home park may continue as long as the park complies with Section 801 of this Ordinance and otherwise remains lawful and does not create a fire, safety, or health hazard.

808. Individual Mobile Homes

Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home permit: however, they shall be required to obtain a building permit. Individual mobile homes shall comply with all other applicable Township ordinances and regulations that govern single-family homes.

809. Fees

The initial permit fee for each mobile home park and the annual renewal permit fee for each mobile home park shall be established by resolution.

810. Site Requirements

The minimum size requirement for mobile home parks shall be five (5) acres.

811. Site Location

The location of all mobile home parks shall comply with the following minimum requirements:

- a. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
- b. Not subject to flooding.

- c. Not subject to hazard or nuisance such as excessive noise, vibration, smoke toxic matter, radiation, heat, odor, or glare.

#### 812. Soil and Ground Cover Requirements

- a. Exposed ground surfaces in all parts of every park shall be paved or covered with stone screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- b. Park grounds shall be maintained free of vegetative growth which is a nuisance or poisonous or which may harbor rodents insects or other pests in sufficient quantities as to be harmful to man.

#### 813. Areas for Non-Residential Use

No part of any park shall be used for non-residential purposes except such uses that are required for direct servicing, recreation, for the residents of the park and for the management and maintenance of the park.

#### 814. Lots in Mobile Home Parks

- a. Land laid out as a mobile home park and all lots, mobile homes and buildings thereon shall be serviced by a public water and public sewer system.
- b. All lots contained in a mobile home park shall not be less than ninety (90) feet wide nor less than 10,000 square feet in area, per mobile home unit, exclusive of streets, public uses, open space and stormwater management facilities.
- c. The area of the mobile home space shall be improved to provide an adequate foundation for the placement of the mobile home. The mobile home space shall be designed so as not to heave, shift or settle unevenly under the weight of the mobile home because of frost action, inadequate drainage, vibration, or other forces acting on the superstructure.

#### 815. Required Setbacks, Buffer Strips and Screening

- a. All mobile homes shall be located at least fifty (50') feet from any park property boundary line abutting upon a public street or

highway right-of-way, and at least forty (40') feet from other park property boundary lines. Buffer areas shall not be occupied by streets, sewage disposal systems, package plants, or similar uses.

- b. There shall be a minimum distance of fifteen (15') feet between an individual mobile home (including accessory structures attached thereto) and adjoining pavement of a park street, or common parking area or other common areas.
- c. All mobile home parks shall be required to provide a visual screen along all sides of the boundary.

#### 816. Erection and Placement of Mobile Homes

- a. Mobile homes shall be separated from each other and from service buildings and other structures by at least thirty (30') feet.
- b. An accessory structure, which has a horizontal area exceeding twenty-five (25) square feet, is attached to a mobile home and/or located within ten (10') feet of its window and has an opaque or translucent top or roof that is higher than such window shall, for purposes of this separation requirement, be considered to be part of the mobile home.
- c. An enclosure of compatible design and materials 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.
- d. Foundation Requirements - The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, or rotation.
  - (1) The mobile home stand shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
  - (2) The mobile home stand shall be provided with anchors and tie-downs such as cast-in-place concrete, "dead-men" eyelets imbedded in arrowhead anchors, or other devices securing the stability of the mobile home.

- (3) Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of two-thousand eighty (2,080) pounds.

817. Proposed Street System

- a. All streets to be offered for public dedication will conform to specifications for local access streets as established by this Ordinance.
- b. All streets within mobile home parks, whether offered for public dedication or not, shall conform to the following standards:
  - (1) General Requirements: A safe and convenient vehicular access shall be provided from abutting public streets or roads.
  - (2) Access: The entrance road connecting the park streets with a public street or road shall have a minimum cartway width of thirty-four (34') feet. Wherever a street intersects a public street, a stop sign in conformity with Township regulations shall be installed and maintained.
  - (3) Internal Streets: Roadways shall be designed in accordance with the requirements of Section 703 of this Ordinance.
  - (4) Required Illumination of Park and Street Systems: All parks shall be furnished with lighting units so spaced and equipped with illumination placed at such mounting heights as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night.
  - (5) Paving: All streets shall be provided with a smooth, hard and dust-free surface such as asphalt or macadam that shall be durable and well-drained under normal use and weather conditions.

## 818. Parking Areas

Required motor vehicle parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of one-hundred (100') feet from the mobile home that is intended to be served. Three (3) motor vehicle parking spaces shall be provided for each mobile home.

## 819. Walks

- a. General Requirements - All walks shall provide safe, convenient all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided. Walks shall be provided in accordance with standards and specifications of Section 707 of this Ordinance.
- b. Common Walk System - Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, such walks shall have a minimum width of three and one-half (3.5') feet.
- c. Individual Walks - All mobile home spaces shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a street. Such individual walks shall have a minimum width of two (2') feet.

## 820. Open Space Requirements

- a. All mobile home parks shall provide, and so indicate on the plan of the mobile home park, suitable areas for recreation and open space uses by using the standard of twenty (20%) percent of the total area of the mobile home park of which one-half (0.5) of the area shall be in one place. The remainder may be used to provide pedestrian connecting links to the recreation areas.
- b. The recreation and open space shall be located as centrally as possible within the mobile home park in order to be easily accessible to the residents of the mobile home park.
- c. The open space shall be landscaped with a water absorbent surface except for recreational facilities and walkways utilizing a hard surface.

- d. The open space must be maintained by the mobile home park operator or the open space can be dedicated to the Township, provided the Township is willing to accept and maintain the open space. Dedication of open space to the Township shall occur in accordance with the provisions of this Ordinance.

## 821. Water Supply and Distribution

### a. Source of Supply

- (1) The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobile home.
- (2) The well or suction line of the water supply system shall be located and constructed in such manner that neither underground nor surface contamination will reach the water supply from any source.
- (3) No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms whether above or below ground, have free drainage by gravity to the surface of the ground.
- (4) Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection, Environmental Protection Agency, Pennsylvania Public Utility Commission, as well as all other applicable agencies.

- b. Water Storage Facilities - All water storage reservoirs shall be covered watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated materials. Reservoir overflow pipes shall discharge through an acceptable air gap.

### c. Water Distribution System

- (1) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.

- (2) The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- (3) The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.
- (4) Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Municipal Authority.

d. Individual Water - Riser Pipes and Connections

- (1) Individual water-riser pipes shall be located within the confined area of the mobile home and stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
- (2) The water-riser pipe shall have a minimum inside diameter of three-fourth (3/4") inches and terminate at least four (4") inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and showing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- (4) A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

e. Fire Hydrants

Fire hydrants shall be installed at locations agreed upon by the Township Fire Inspector and the Municipal Authority.

## 822. Sewage Disposal

- a. An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the health regulations of the Pennsylvania Department of Environmental Protection.
- b. Individual Sewer Connections
  - (1) Each mobile home stand shall be provided with at least a four (4") inch diameter sewer riser pipe. The sewer riser pipe will be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
  - (2) The sewer connection shall have a nominal inside diameter of not less than three (3") inches, and the slope of any portion thereof shall be at least one-fourth (0.25") inch per foot. All joints shall be watertight.
  - (3) All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
  - (4) Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half (0.5") inch above ground elevation.
- c. Sewer Lines
  - (1) Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least ten (10') feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line.
  - (2) All sewer lines shall be constructed of approved materials by the Pennsylvania Department of Environmental Protection and shall have watertight joints.

823. Sewage Treatment and/or Discharge

Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection and the Board of Supervisors prior to construction.

824. Electrical Distribution System

- a. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances that shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.
- b. Power Distribution - Lines
  - (1) Power lines shall be located underground.
  - (2) All direct burial conductors or cable shall be buried at least eighteen (18") inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1') foot radial distance from water, sewer, gas or communications lines.
- c. Required Grounding - All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

825. Service Buildings and Other Community Service Facilities in Mobile Home Parks

- a. Structural Requirements for Building
  - (1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
  - (2) All structures containing laundry and/or toilet facilities shall:

- (a) Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof materials or covered with moisture-resistant material.
- (b) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10%) percent of the floor area served by them.
- (c) Have at least one window that can be easily opened, or a mechanical device that will adequately ventilate the room.
- (d) Toilets shall be located, each in a separate compartment equipped with a self-closing door.

#### 826. Refuse Disposal

- a. The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazards or air pollution.
- b. All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located not more than one hundred-fifty (150') feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse as required by the Pennsylvania Department of Environmental Protection. Rubbish shall be collected and disposed of as frequently as may be necessary to insure that the containers shall not overflow.

#### 827. Fire Protection

- a. Fire Protection Standards shall be incorporated into the design of all mobile home park proposals. The design standards of NFPA 501A, 1997 Fire safety Criteria for Manufactured Home Installations, Sites and Communities as amended, and the BOCA's National Fire Code, 1996, tenth edition, as amended, shall be incorporated herein and made part of by reference. Where any inconsistent standards exist, the more stringent shall apply.

- b. Fire extinguishers of a type approved by the Fire Underwriter Laboratories (A-B-C) classification type bearing the Underwriter's label shall be readily accessible to each mobile home or mobile home park owners shall require each mobile home to be equipped with a fire extinguisher. Portable fire extinguishers of a type approved by the fire prevention authorities shall be maintained in all public service buildings under park control.
- c. Burning of refuse shall not be permitted.

828. Fuel Supply and Distribution

- a. All piping from outside fuel storage tanks or cylinders to mobile homes shall be copper or other acceptable metallic tubing and shall be permanently installed and securely fastened in place.
- b. Any gas storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5') feet from any mobile home exit.

829. Responsibilities of the Park Management

- a. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- b. The park management shall supervise the placement of each mobile home on its mobile home stand that includes securing its stability and installing all utility connections.
- c. The park management shall give the Board of Supervisors or their representative free access to all mobile home lots, service buildings, and other community service facilities for the purpose of inspection.
- d. The management shall maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
- e. The management shall notify the local office of the Pennsylvania Department of Environmental Protection immediately of any suspected communicable or contagious disease within the park.

### 830. Revocation of Permit

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or any regulations adopted pursuant thereto, the Board of Supervisors, or their representative shall give notice in writing to the person to whom the permit was issued, such notice to consist of a listing of the violated paragraphs of this Ordinance and shall advise them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate will be suspended. At end of such period, such mobile home park shall be reinspected and, if such conditions or practices have not been corrected, the Board of Supervisors shall give notice in writing of a hearing for the suspension of the mobile home permit to the person to whom the permit is issued.