

ARTICLE VI

MOBILEHOME PARK REGULATIONS

Section 601 - Procedure

No person, firm or corporation shall construct, maintain or operate a mobilehome park within the Township without obtaining a mobilehome park permit from both Penn Township and the Department of Environmental Protection. The procedures for reviewing mobilehome park plans shall be the same as for subdivision and land development plans in accordance with this provision of this Ordinance. Unless specified in this article, the design standards and improvement requirements for mobilehome parks shall be the same as for subdivision and land development projects in accordance with the provisions of this Ordinance.

Section 602 - Plan Requirements

Prior to the issuance of a mobilehome park permit, plans shall be submitted to and approved by the Township in accordance with the requirements and procedures of this Ordinance regarding pre-application consultation, preliminary plans and final record plans. In addition to the site plan information required elsewhere in this Ordinance, the following information shall be provided on the plans:

1. The location and use of proposed building or structural improvements.
2. The location and design of all uses not requiring structures such as recreation areas and landscaping.

Section 603 - Mobilehome Park Permit

A. License and Permit

It shall be unlawful for any person to construct, alter, extend, or operate any park unless he has been issued a valid annual license by the Department of Environmental Protection for proposed construction, alteration, extension, or operation; and unless he has been issued a permit by the Township hereunder; and unless he complies with provisions of the Ordinance and Regulations.

B. Application to the Department of Environmental Protection

Application for a license shall be made by the owner of the park or his authorized representative in accordance with Rules and Regulations of the Department of Environmental Protection and other agencies as required by the Laws of the Commonwealth of Pennsylvania. A copy of said Department application or license shall be attached to the Township permit application.

C. Application to Township

Owner shall also make application to the Township on the form furnished by said official for permit to operate a park in the Township, designating the person within the Township upon whom service of notices and proceedings hereunder can be served.

D. Inspection and Issuance of Permit

Upon receipt of such application the Township shall inspect applicant's proposed park to determine compliance with the provisions of this Ordinance and shall report thereon to the Board of Supervisors. Upon approval and upon being furnished a copy of license issued by Department to applicant. The Board of Supervisors shall issue a Park Permit to applicant which shall be valid for period of one (1) year thereafter. Upon determination that application does not comply with this Ordinance, the Board of Supervisors shall give notice with conditions required to be met prior to reconsideration of the application.

E. Renewal Permits

Renewal permits for like period shall be issued by the Township upon application and Compliance with Ordinance and State requirements.

F. Applicability to Existing Parks

1. Parks in existence upon effective date of this Ordinance will be required to meet standards of the Department of Environmental Protection and maintenance and operating standards of this Ordinance as a prerequisite to issuance of a permit or a renewal permit.
2. Park operation and maintenance and expansion of existing parks shall comply with this Ordinance.
3. Parks in existence, in operation, or approved under prior ordinance, at time of enactment of this Ordinance, whether or not issued a permit, shall within one hundred and twenty (120) days after the effective date of this Ordinance make application for permit hereunder and shall comply with provisions of this Ordinance applicable to parks in existence prior to enactment.

G. Revocation Permit

Whenever, upon inspection of any mobilehome park, it is determined that conditions or practices exist which are in violation of any provision of this ordinance, or any regulation 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 period of time specified in the notice, the permit to operate will be suspended. At end of such period, such mobilehome park shall be reinserted 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 mobilehome permit to the person to whom the permit is issued.

Section 604 - Transfer

Every person holding a permit shall file notice in writing to Permit Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in or control of any park. If the license is transferred by the Department of Environmental Protection, proof of such transfer shall be furnished to the Township.

Section 605 - Lot Requirements

- A. On land laid out as a mobilehome park, not served by public or

mobilehome park water system and public or park sewerage collection and treatment system, but meeting the necessary percolation and soil survey requirements and approved by the Department of Environmental Protection, the lots shall not be less than 125 feet wide measured at the minimum required setback line nor less than forty three thousand five hundred sixty (43,560) square feet in area per mobilehome units, exclusive of streets and other public uses.

- B. On land laid out as a mobilehome park, served by public or mobilehome park water system and not by public or park sewerage collection and treatment system, but meeting the necessary percolation and soil survey requirements and approved by the Department of Environmental Protection, the lots shall be not less than 75 feet wide measured at the minimum required setback line nor less than twenty two thousand five hundred (22,500) square feet in area, per mobilehome unit, exclusive of streets and other public uses.
- C. On land laid out as a mobilehome park, served by both public or mobilehome park water system and public or mobilehome park sewerage collection and treatment system, all of which shall be acceptable to the Department of Environmental Protection and the Penn Township Supervisors the lots shall be not less than fifty (50) feet wide measured at the minimum required setback line nor less than five thousand (5,000) square feet in area, per mobilehome unit exclusive of streets and other public areas. Innovation lot arrangements, such as homes clustered around a parking court or open space areas, may be considered for approval provided the density of the cluster does not exceed one (1) unit per 5,000 square feet.

Section 606 - Yard and Set back Requirements

- A. All mobilehomes shall be located at least thirty five feet (35') from any street right-of-way which abuts a mobilehome park boundary and at least twenty five feet (25') from any other boundary of the park.
- B. There shall be a minimum distance of twenty five feet (25') between an individual mobilehome and adjoining pavement of a park street or common parking area or other common areas.
- C. All mobilehomes and patios on a mobilehome lot shall not be located closer than ten feet (10') to an interior lot line.

Section 607 - Park Street System

A. Park Street System

Each mobilehome park shall be provided with at least two points of ingress and egress and a distance of at least one hundred and fifty feet (150') shall be maintained between centerline of access streets.

B. Lot Access

All mobilehome parks shall be provided with safe and convenient paved access streets to and from each and every mobilehome lot. Alignment and gradient shall be properly adapted to topography.

C. Streets

All streets within any mobilehome park shall have a minimum right-of-way width of fifty (50) feet, and a minimum pavement width of thirty

(30) feet, except that one way streets shall have a minimum pavement width of twenty (20) feet. In all other respects the streets shall be designed and paved in accordance with Township specifications and shall be kept in good repair.

Section 608 - Required Off Street Parking

- A. Off Street parking areas shall be provided in all mobilehome parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobilehome lot. Each space shall be a minimum of 20' x 10'
- B. Each off street parking spaces shall contain at least two hundred (200) square feet and shall not exceed a distance of three hundred (300) feet from the mobilehome lot that it is intended to serve.

Section 609 - Utility Improvements

A. Sewage Disposal System

- 1. An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobilehomes, service buildings and other accessory facilities. Such systems shall be designed, constructed and maintained in accordance with the health regulations of the Pennsylvania Department of Environmental Protection and the Penn Township Authority.
- 2. Individual Sewer Connections
 - a. Each mobilehome stand shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobilehome drain outlet will approximate a vertical position.
 - b. The sewer service connection (from the mobilehome to the collector line) shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof shall be watertight.
 - c. All materials used for sewer connection shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
 - d. Provision shall be made for plugging the sewer riser pipe when a mobilehome does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.

3. Sewer Lines

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. All sewer lines shall be constructed of materials approved by the Pennsylvania Department of Environmental Protection and Penn Township Authority and shall have watertight joints.

4. Sewer Treatment and/or Discharge

Where the sewer lines of the mobilehome park are not connected to public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection.

B. Water Supply Distribution

1. Source of Supply

- a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobilehome.
- b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- c. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level not 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 grounds.
- d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

2. Water Distribution System

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
- b. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
- c. 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 building and other locations requiring potable water supply.
- d. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon; by the owner and the Penn Township Board of Supervisors.

3. Individual Water Riser Pipes and Connections.

- a. Individual water riser pipes shall be located within the confined area of the mobilehome 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.
- b. The water riser pipe shall have a minimum inside diameter of 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 mobilehome does not occupy the lot and shall be of freeze proof type.

- c. Adequate provisions shall be made to prevent freezing of the service lines, valves and riser pipe and to protect risers from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- d. A shut off valve below the frost line shall be provided near the water riser pipe on each mobilehome 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.

4. Fire Protection

- a. Where fire hydrants are not provided, fire extinguisher of any type approved by the Fire Underwriter Laboratories (A B C) classification type bearing the Underwriter's label shall be readily accessible to each mobilehome, and each mobilehome shall be equipped with a fire extinguisher. Portable fire extinguisher of a type approved by the fire prevention authorities shall be maintained in all public service buildings under park control.
- b. Burning of refuse shall not be permitted.

C. Electrical Distribution System

- 1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.

a. 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 foot radial distance from water, sewer, gas or communications lines.

b. Required Grounding

All exposed non current carrying metal parts of mobilehomes 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 mobilehomes or other equipment.

c. Required Meter

Only one (1) mobilehome shall be connected to each electrical meter.

D. Natural Gas Systems

Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

E. Liquefied Petroleum Gas System

1. Liquefied petroleum gas systems provided for mobilehomes, service.
 - a. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
 - b. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
 - c. All LPG piping outside of the mobilehomes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobilehomes.
 - d. Any vessel containing liquefied petroleum gas shall be securely but not permanently fastened to prevent accidental overturning.
 - e. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure unless, such installations are specifically approved by the Township.

F. Fuel Oil Supply Systems

1. All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall be installed and maintained in conformity with the following regulations.
 - a. All piping from outside fuel storage tanks or cylinders to mobilehomes shall be securely but not permanently, fastened in place.
 - b. All fuel oil supply systems provided for mobilehome, service buildings and other structures shall have shut off valves located within five inches (5") of storage tanks.
 - c. All fuel storage tanks or cylinders shall be securely placed and shall not be less than ten feet (10') from any mobilehome exit.
 - d. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 610 - Open Space Requirements

All mobilehomes parks shall provide, and so indicate on the plan of the mobilehome park, suitable areas for recreation and open space uses by using the standard of ten (10) percent of the total area of the mobilehome park of which one half (1/2) of the area shall be in one place. The remainder may be used to provide pedestrian connecting links to the recreation areas.

1. The recreation and open space shall be located as centrally as possible within the mobilehome park in order to be easily accessible to the residents of the mobilehome park.
2. The open space shall be landscaped with a water absorbent surface

except for recreational facilities and walkways utilizing hard surface.

3. The open space must be maintained by the mobilehome park operator.

Section 611 - Buffer Strips

- A. In a mobilehome park, a suitable screened or landscaped buffer strip at least twenty (20) feet in width approved by the Board of Supervisors shall be provided by the developer along all the park property lines in order to produce an effective visual barrier between the park and adjacent land uses.
- B. The landscape screening shall be composed of evergreen plants and trees arranged to form both a low level and a high level screen. The high level screen shall consist of evergreen trees planted at an initial height of not less than four (4) feet, with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of two rows of evergreen shrubs or hedges planted at an interval height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen plantings shall be placed in an alternating or staggered pattern to produce a more effective visual barrier.
- C. An alternative visual barrier shall be six (6) foot high opaque fence of wall with plantings of trees, shrubs, and/or vines along the surfaces of the barrier facing any residential or commercial district or public right-of-way.
- D. An alternative visual barrier shall be auditable landscaped earth mound a minimum of six (6) feet high and thirty (30) feet wide. Consideration may be given to existing trees and shrubs in meeting the requirements of this Section.

Section 612 - Walkways

A. General Requirements

All parks shall be provided with safe, convenient, all season pedestrian walks of adequate width for intended use, durable and convenient to maintain, between individual mobilehome lots, the park streets and all community facilities provided for park residents. Sudden change in alignment and gradient shall be avoided.

B. Common Walk System

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a width of four feet (4').

C. Individual Walks

All mobilehome lots shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet (2').

Section 613 - Other Site Improvement

- A. An enclosure of compatible design and material shall be erected around the entire base of each mobilehome. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- B. Tie downs to prevent the movement of the mobilehome by natural causes shall be provided for each mobilehome.
- C. Each mobilehome lot shall be provided with a four (4) inch concrete slab on a stable surface at least 10 feet by 18 feet in size for use as a terrace and located so as to be adjoining and parallel to the mobilehome and not extend into the front, side, or rear yard.
- D. Individual tenants at the Mobilehome Park may construct attached enclosures or covered patios to individual mobilehomes, provided that such enclosure does not encroach into the front, side or rear yard areas. A yard area is that area between a lot line or right-of-way line and the adjacent setback line.
- E. Provision shall be made by the Park operator to have garbage and waste collected at least once every week. Any refuse disposal site proposed within the Mobilehome Park shall be subject to the approval by the State Department of Environmental Protection and the Penn Township Board of Supervisors.

Section 614 - Park Areas for Non Residential Uses

- A. No part of any mobilehome park shall be used for a nonresidential purpose, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
- B. Nothing contained in this section shall be deemed as prohibiting the sale of a mobilehome located on an individual lot and connected to the pertinent utilities.

Section 615 - Service Building And Other community Service Facilities In Mobilehome Parks

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, non absorbent, waterproof material 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 five (5) percent of the floor area served by them.

- c. Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
- d. Have toilets located, each in a special compartment with a self closing door.

Section 616 - Refuse Disposal

- A. The storage, collection and disposal of refuse in the mobilehome park shall be so managed as to create no health hazards or air pollution.
- B. All refuse shall be stored in fly tight, water tight, rodent proof containers, which shall be located not more than three hundred (300') feet away from any mobilehome 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.

Section 617 - Fees

At the time of filing the Preliminary Plat and Final Plat for the development of a tract of land for a Mobilehome Park, the applicant shall be required to pay to the Township fees in accordance with the requirements of Article VIII of this Ordinance and secure a permit.

Section 618 - Revocation of Permit

- A. Whenever upon inspection of any mobilehome 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 Township 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 thirty (30) days from the date of the notice, the permit to operate will be suspended. At the end of such period, such mobilehome park shall be reinspected and, if such conditions or practices have not been corrected, the Township Supervisors shall give notice in writing of a hearing for the suspension of the mobilehome permit to the person to whom the permit is issued.
- B. If the mobilehome park permit is permanently suspended, all mobilehomes shall be removed within a maximum of one hundred eighty (180) calendar days from the date of the hearing before the Penn Township Board of Supervisors.

Section 619 - Alteration of Requirements

The application for any alteration of requirements shall be in accordance with the requirements of Article IX of this Ordinance.

Section 620 - Enforcement, Penalties, Severability and Amendments

The enforcement, penalties, severability and amendments shall be in accordance with the rules and regulations of Article X of this Ordinance.