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MOBILE HOME PARK ORDINANCE

SOUTH FRANKLIN TOWNSHIP
Washington County
Pennsylvania

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Amendment #1

ORDINANCE No. 1-1976
TOWNSHIP OF SOUTH FRANKLIN
WASHINGTON COUNTY, PENNSYLVANIA

AN ORDINANCE REGULATING DEVELOPMENT AND OPERATION OF MOBILE HOME PARKS SITUATED WITHIN THE TOWNSHIP; PROVIDING PROCEDURES FOR SUBMITTING APPLICATIONS AND PLANS, APPROVALS, PERMITS AND INSPECTIONS; ESTABLISHING UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION UNIT PLACEMENT, MAINTENANCE AND RELATED INFRASTRUCTURE AND FACILITIES; PROVIDING FOR RESPONSIBILITIES OF THE DEVELOPER OR OPERATOR; AND, PROVIDING FOR REMEDIES AND PENALTIES FOR VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of South Franklin, Washington County, Pennsylvania, as follows:

ARTICLE ONE
TITLE

- 1.1 This Ordinance may be cited as the Mobile Home Park Ordinance of South Franklin Township.

ARTICLE TWO
COMPLIANCE

- 2.1 No mobile home park, or any extension or alteration of any existing mobile home park, and no streets, storm sewers, water main, sanitary sewer system or other improvements therewith shall be laid out, constructed, opened or dedicated except after approval of plans in accordance with the provisions of this Ordinance.

ARTICLE THREE
DEFINITIONS

3.1 The following words, terms or phrases shall have the meaning given in this Article unless otherwise expressly stated.

ACCESSORY STRUCTURE: Any structural addition to the mobile home unit or mobile home lot that includes, but is not limited to awnings, cabanas, carports, Florida rooms, porches, storage cabinets and similar appurtenant structures.

APPLICANT: A landowner or developer who has filed an application for a mobile home park development.

APPLICATION: A written request either preliminary or final, required to be filed and approved prior to the start of mobile home park development and which is complete in all respects as required by this Ordinance.

CERTIFICATE OF REGISTRATION: Written approval, in whatever form as issued by the Pennsylvania Department of Environmental Resources (DER) and/or the Governing Body authorizing a developer to operate and maintain a mobile home park.

EROSION: The removal of surface materials by action of natural elements.

DEVELOPER: Any landowner, agent of such landowner, tenant or promoter of such landowner, who makes or causes to be made a mobile home park.

EXCAVATION: Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and any conditions resulting therefrom.

EXISTING PARKS: A mobile home park previously approved and granted permits by the authority of the Commonwealth of Pennsylvania and the Township and in actual operation as of the effective date of this Ordinance. Also, the term "existing park" shall mean those lots within an approved park that are completely developed, with all utilities installed and available for immediate use or occupancy as mobile home sites as of the effective date of this Ordinance, or parks for which plans have been previously submitted to the Township and approved by all required governmental agencies prior to adoption of this Ordinance.

FILL: Earth, sand, gravel, rock or any other material that is placed, pushed, dumped, pulled, transported or

moved to a new location above the natural surface of the ground or on top of a stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.

GARBAGE: All putrescible wastes, except sewage and body wastes, including animal and vegetable offal.

GOVERNING BODY: The Board of Supervisors of the Township.

HEALTH AUTHORITY: The legally designated health authority of the Commonwealth of Pennsylvania (DER) and the Governing Body.

GROSS SITE ACREAGE: The total mobile home park area contained within the perimeter boundaries of the tract or parcel.

MOBILE HOME: A transportable single family dwelling structure designed and intended for permanent occupancy, with a minimum body width of eight (8) feet and a minimum body length of thirty-two (32) feet, built on a chassis for towing on its own running gear, contained in one unit, or in two units designed to be joined into one integral unit capable of later being separated for repeated towing, which arrives at a site complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, and constructed for use without attachment to a permanent foundation other than being secured to appropriate piers, tie-downs or similar approved anchoring devices and structures.

MOBILE HOME, DOUBLE-WIDE: A mobile home consisting of two sections combined horizontally at the site that retain their individual chassis for possible future movement.

MOBILE HOME, EXPANDABLE: A mobile home with one or more room sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

MOBILE HOME LOT: A parcel of land in a mobile home park improved with the necessary utility connections, and other appurtenances necessary for the erection thereon of a single mobile home which is leased by the park owner for the exclusive use of the occupant of the mobile home erected on the lot.

MOBILE HOME PARK: Any contiguous parcel or tract of land under single ownership, used or intended to be used for the placement of two (2) or more mobile homes for non-transient use, together with the required improvements and facilities upon the land, whether or not consideration or rental is required for the use of the parcels or facilities thereon. In no event shall any mobile home park contain a gross site area of less than ten (10) contiguous acres of developable land.

MOBILE HOME PARK PLAT: The plan layout for a mobile home park, whether preliminary or final.

MOBILE HOME STAND OR PAD: That part of an individual mobile home space that has been reserved for the placement of a mobile home, including, but not limited to, any structure on or appurtenant to a mobile home space that provides utility service connections for a mobile home.

MODULAR UNIT: A factory fabricated transportable building unit designed to be used by itself or to be incorporated with similar units into a modular structure at a permanent building site to be used for residential, commercial, educational or industrial purposes.

NET SITE ACREAGE: The total mobile home park area contained within the perimeter boundaries of the tract or parcel, less the land set aside for street rights-of-way, off-street parking areas and service buildings

PERMIT: Shall include written approvals, in whatever form, as issued by the Pennsylvania Department of Environmental Resources, and/or the Township Governing Body authorizing a person to operate and maintain a mobile home park.

PERSON: Any individual, firm, trust, partnership, public or private association or corporation, or other entity.

PLANNING COMMISSION: The Planning Commission of the Township.

RECREATION AREA: A. Active - Those areas designated, developed and equipped for such organized activities as swimming, basketball, volleyball, tennis, handball, badminton, baseball, football, children's play areas and similar endeavors. B. Passive - Those functional areas either landscaped or left in a natural state for walking, sitting, nature study and other passive uses.

RECREATIONAL VEHICLE: A vehicle with or without motor

power that may be towed on the public highways without a special hauling permit, or may be driven under its own power, and is designed for human occupancy under transient circumstances such as camping, travel, or other recreation, sometimes variously known as a "travel trailer" or a "camping trailer". Such recreational vehicles shall not be used as a dwelling in a mobile home park.

RUNOFF: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

SECTIONAL HOME: A dwelling made of two or more modular units factory fabricated and transported to a permanent home site where they are put on a foundation and joined to make a single house.

SEDIMENTATION: The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited, or remains suspended in water, it is usually referred to as "sediment".

SERVICE OR RECREATIONAL BUILDING: A structure housing operational, office, recreational, park maintenance and other permitted facilities built to conform to required local standards.

SEWER CONNECTION: The sewer connection consists of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

SEWER RISER PIPE: The sewer riser pipe is that portion of the sewer lateral which extends vertical to the ground elevation and terminates at each mobile home lot.

WATER CONNECTION: The water connection consists of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE: The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated spot at each mobile home lot.

WATER SERVICE PIPE: The water service pipe consists of all pipes, fittings, valves and appurtenances from the water main of the park distributing system to the water outlet of the distribution system within the mobile home.

ARTICLE FOUR
APPLICATION REQUIREMENTS

4.1 Application Process: Applications for the establishment, development and operation of mobile home parks within the Township shall be submitted in accordance with the following requirements and procedures.

- a. All applications for permits shall be made by the owner of the mobile home park, or his authorized representative, to the Commonwealth of Pennsylvania, Department of Environmental Resources, and to the Township Planning Commission.
- b. No applicant may proceed with any grading, street construction or other improvements, nor establish or extend any mobile home park, until a preliminary application has been approved by the Planning Commission and the Governing Body. No applicant may sell, transfer, lease or allow any land or tract to be developed or used for mobile home park purposes, nor permit any mobile home to be brought upon such land or tract, until the final plat has been approved by the Planning Commission and the Governing Body. Prior to final approval, each street or road in the park shall be laid out and graded, with proper water drainage, and shall meet the minimum standards of Section 5.3 of this Ordinance.
- c. Applications for new mobile home parks and for extension of existing parks shall be in writing, signed by the Applicant, accompanied by an Affidavit of the Applicant as to the truth of the Application and shall contain: the name and the address of the Applicant and the location and legal description of the mobile home park site.

4.2 Preliminary Application: Preliminary applications shall be submitted to the Planning Commission and shall include a reproducible original and five (5) copies and shall be accompanied by an application fee as set by resolution of the Governing Body. The following elements shall be included as part of the preliminary application:

- a. A site map covering the entire tract and clearly showing:
 - (1) Site topography with vertical contour intervals of five (5) feet or less;

- (2) Natural features, structures, walls, drainage, utilities, woods, streams, streets or rights-of-way, and existing land use;
 - (3) The names of adjacent landowners;
 - (4) Areas subject to flooding, subsurface conditions and mineral rights;
 - (5) Tract boundary lines with calculated distances and bearings, and the title, north point, scale and date.
- b. A subdivision plan drawn at a scale no smaller than 100' to 1" and which clearly shows the following:
- (1) Name of the mobile home park, names and addresses of owners, and preparer of plan;
 - (2) Proposed street pattern, including street names, widths and grades;
 - (3) Layout of lots, including dimensions, lot numbers and building lines;
 - (4) Parcels to be dedicated and reserved for community parks, active and passive recreation sites, common parking areas and other community purposes;
 - (5) Key Plan, legends, scale, north point and date;
 - (6) A draft of all proposed deed covenants.
- c. An engineering report prepared by an engineer with seal shall include wherever pertinent:
- (1) Profiles, cross sections and specifications for proposed street improvements;
 - (2) Profiles and other explanatory data concerning installation of water distribution systems, storm sewers, sanitary sewers;
 - (3) A report on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the subdivision, capacity of the treatment plant;
 - (4) If connection to a public sewerage system is not feasible, a report on the feasibility of a separate sewerage system and a treatment works, including the design, population, type

and location of the treatment facility and receiving water course.

- d. An Erosion and Sedimentation Control Plan that specifically indicates all erosion and sedimentation control measures to be utilized on the site. The Plan shall meet the following requirements:
- (1) The erosion and sedimentation control plan shall be prepared by persons trained and experienced in erosion and sedimentation control methods and techniques;
 - (2) The erosion and sedimentation control plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which contribute to erosion and sedimentation, including but not limited to, the following:
 - (a) The topographic features of the project area;
 - (b) The types, depth, slope, and areal extent of the soils;
 - (c) The proposed alteration to the area;
 - (d) The amount of runoff from the project area and the upstream water shed area;
 - (e) The staging of earthmoving activities;
 - (f) Temporary control measures and facilities for use during earthmoving;
 - (g) Permanent control measures and facilities for long-term protection; and,
 - (h) A maintenance program for the control facilities including disposal of materials removed from the control facilities or project area.
 - (3) All additional requirements specified by the Planning Commission, the Pennsylvania Department of Environmental Resources and the County Conservation District.

4.3 Preliminary Review: The Planning Commission shall forward one (1) copy each of the Preliminary Application to the County Planning Commission and the Governing Body. The Governing Body shall not approve

the Preliminary Application until reports from each of these groups have been received, or until the expiration of forty-five (45) days from the date the copies of the Preliminary Application were forwarded to said agencies.

- 4.4 Preliminary Approval: The Governing Body shall render its decision and communicate it to the applicant not later than ninety (90) days after such application is filed.
- a. The decision of the Governing Body shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than five (5) days following the decision.
 - b. If the Planning Commission or the Governing Body desires additional time to consider the proposed preliminary plat, the applicant should be requested to waive the ninety (90) day time limitation established by law, and grant an additional thirty (30) day review period. This extension shall be accomplished only in a signed written agreement on the part of the applicant.
 - c. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of any statute or Ordinance relied upon.
 - d. Failure of the Governing Body to render a decision and communicate it to the applicant within the time and the manner required shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- 4.5 Public Hearing: The Planning Commission or the Governing Body may hold a Public Hearing prior to approval or disapproval of the Preliminary Application.
- 4.6 Final Application: Final applications shall include five (5) prints and one (1) reproducible copy of the final plat and a certificate of completion of improvements as required below.

a. The final plat shall be drawn at a scale no smaller than 100' to 1" and shall show:

- (1) The mobile home park name, name and address of owner and subdivider, source of title of land as shown by the books of the Recorder of Deeds of the County, graphic scale, north point, date and certificate of approval by the Planning Commission and Governing Body.
- (2) Survey date with certification by a registered professional engineer or land surveyor showing calculated distances and bearings of the mobile home park boundaries, lots, utility easements, streets, alleys, building lines, and parks and other common areas reserved for community purposes.
- (3) Location and distances to the nearest established street corners or official monuments, and the streets intersecting the boundaries of the mobile home park.
- (4) Location, type of material and size of monuments.
- (5) Complete curb data.
- (6) Lot numbers and street names.

4.7 Improvements: No plats shall be finally approved unless all improvements required by this Ordinance have been installed in strict accordance with this Ordinance, or a guarantee that the improvements will subsequently be installed by the owner in the form of a bond or deposit of funds or securities in escrow which are acceptable to the Governing Body and are in an amount sufficient to cover the cost of the improvements that may be required. Such bond or other security shall provide for, and secure to the public, the completion of all declared improvements within a period of three (3) years from the date of final approval of the plat.

4.8 Final Review: The Planning Commission shall forward one (1) copy each of the Final Application to the Governing Body, the County Planning Commission, and other applicable county or state agencies. The Planning Commission shall not approve the Final Application until reports from all such agencies have been received.

4.9 Final Approval: The Governing Body shall render its decision and communicate it to the applicant, as required by law, no later than ninety (90) days after such application is filed.

- a. Prior to final plat approval, the developer or owner shall furnish to the Planning Commission written approvals for sewerage and/or Erosion Control as issued by the Department of Environmental Resources or other appropriate agency.
- b. When a Preliminary Application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved Preliminary Application.
- c. Upon Preliminary Application approval and granting of a permit, the applicant may commence the approved development in accordance with the terms of such approval. Within three (3) years from such approval, all development shall be completed or guaranteed as specified in Section 4.7 of this Ordinance.

4.10 Inspection: When the plans of streets and other improvements have been approved as provided in this Ordinance, the subdivider or owner shall first notify the Governing Body of his intention to proceed with the construction or installation of said streets and improvements; notification shall be made at least five (5) days before any such construction or installation shall commence so as to give the Governing Body an opportunity to inspect the site prior to commencement of work and to inspect installation or construction of said streets and improvements during the course of work being performed.

4.11 Prior to final approval, each street or road in the park shall be laid out and graded, with proper water drainage, and improved in accordance with the applicable requirements of Article Five of this Ordinance.

ARTICLE FIVE
DEVELOPMENT USE AND CONSTRUCTION REQUIREMENTS

The following requirements shall apply to all development, construction and use of land and facilities within all mobile home parks in the Township. In all respects in which standards are not set forth herein, applicable standard requirements and guidelines of the Commonwealth of Pennsylvania or the Federal Government, whichever is more severe, shall apply.

5.1 Site Requirements: The development and operation of mobile home parks and the use of all sites therein shall be governed by the following requirements and criteria.

a. Land Adaptability

- (1) A mobile home park shall have a minimum gross land area of ten (10) contiguous acres.
- (2) Land subject to flooding, slips and slides, subsidence, poor drainage or slopes in excess of 25% shall not be developed for residential occupancy.
- (3) The location of all mobile home parks shall:
 - (a) be free of influence from swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents;
 - (b) not be subject to flooding;
 - (c) not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare; and,
 - (d) Any lot developed as a site for a mobile home within any mobile home park which has a grade in excess of ten (10%) per cent shall have the mobile home unit set parallel to the contour and on a level, graded area no smaller in size than twice the overall dimensions of the trailer.
- (4) Every effort shall be made by the developer to preserve existing shade trees in the area being developed.
- (5) The ground surface in all parts of every park shall be graded and equipped to drain all

surface water in a safe, efficient manner and surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled. Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home park.

- (6) Exposed ground surface in all parts of every park shall be paved or covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and dust during dry weather. All park grounds shall be maintained free of vegetative growth that is poisonous or may harbor rodents, insects, or other pests harmful to man.

b. Activity and Use Limitations

- (1) No central toilet, washroom or laundry facilities may be constructed in any mobile home park, and each mobile home parked therein shall be equipped with toilet and washroom facilities which shall be attached to central sewage and water facilities as provided for each lot.
- (2) No part of any mobile home park shall be used for non-residential purposes, except when so designated on the plan as uses required for the direct (non-commercial) servicing or well-being of park residents or for the management and maintenance of the park. Uses shall be limited to:
 - (a) Management offices
 - (b) Repair shops and storage areas
 - (c) Indoor recreation facilities for use of park residents
- (3) Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.
- (4) Each mobile home unit shall be limited to single family occupancy.
- (5) Home occupations may be conducted within mobile home units within a mobile home park by the residents therein provided that:

- (a) Home occupations are permitted by other applicable Township ordinances and all provisions of said ordinances are complied with.
- (b) All activities are conducted entirely within the mobile home unit by the residents thereof.
- (c) No home occupation activities shall be conducted which involve visitation by clients to the mobile home park for business purposes.

c. Screening

- (1) All mobile home parks shall be surrounded by a planted screen along the interior of all perimeter boundaries.
- (2) The required screen shall have a minimum height of six (6) feet within two (2) years of planting. Plant materials used for the screen shall consist of dense evergreen plants of a type to provide a continuous year long opaque screen. The Governing Body shall require either new planting or an appropriate alternative screening after two (2) years if the plant materials do not provide an opaque screen.
- (3) The Planning Commission may recommend, and the Governing Body may approve, a relaxation of the screening requirement in rural areas where there is no existing development within reasonable site distances adjacent to the mobile home park, or where topography or related circumstances negate the need for screening.

5.2 Environmental and Open Space Requirements: All mobile home parks shall be constructed in accordance with the following requirements.

a. Site Drainage

- (1) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (2) Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or

controlled.

- (3) No waste water from any plumbing fixture or sanitary sewer line shall be deposited upon the ground surface in any part of a mobile home park.
- (4) A storm water drainage system shall be required by the Planning Commission if the topography and/or adjacent land reasonably require the same.

b. Erosion Control

- (1) All earthmoving activities shall comply with soil and erosion plans and provisions of the Township Subdivision Ordinance and the PA/DER Soil Erosion and Sediment Control Manual - March, 1982, and amendments thereto.
- (2) No changes shall be made in the contour of the land; and no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until:
 - (a) there has been a plan approved by the Planning Commission that provides for minimizing erosion and sedimentation;
 - (b) there has been a determination by the Planning Commission that a plan for minimizing erosion and sedimentation is not necessary.
- (3) Measures used to control erosion and reduce sedimentation shall, at a minimum, meet the standards and specifications of the County Conservation District. The Planning Commission shall require compliance with the appropriate specifications of the Conservation District prior to plan approval.
- (4) The Planning Commission, in its consideration of all preliminary plans of mobile home park development, shall condition its approval upon the execution of erosion and sediment control measures as contained this section.
- (5) Final plans approved for minimizing erosion and sedimentation may be incorporated into the agreement and bond requirements if so ordered by the Governing Body.
- (6) The approval of plans and specifications for the control of erosion and sedimentation shall

be concurrent with the approval of the final plans of mobile home park development, and become a part thereof.

(7) During site construction, further inspection and consultative technical assistance may be required by the Planning Commission or Governing Body, to be accomplished by the County Conservation District or other qualified agency or professional contractor. All costs for such assistance shall be paid by the developer.

(8) In the event the developer proceeds to clear and grade prior to final plan approval, without satisfying conditions specified under all paragraphs above, the Governing Body may revoke the approval of the preliminary plan.

c. Open Space and Recreation Provisions

(1) The developer shall provide at least ten (10%) percent of the net acreage of the mobile home park to be developed for recreation and open space area if such an area is deemed necessary by the Governing Body. Such area shall be satisfactory for the projected use with respect to degree of slope, dangers, location and related considerations.

(2) At least fifty (50%) percent of the required open space shall be developed for active recreation. The remaining portion of required open space may be used for passive recreation.

(3) The open space shall not consist of areas set aside for street rights-of-way, buffer zones, parking areas, mobile home lots, service buildings and related facilities.

(4) The owner must maintain ownership of the permanent open space as well as indicating the provisions for the maintenance and control of the open space.

5.3 Road and Parking Requirements: All mobile home park road systems shall be developed in conformance with the following standards and criteria.

a. General Requirements

(1) A safe and convenient vehicular access shall be provided from abutting public streets and roads to each mobile home lot.

(2) Entrances to mobile home parks shall be

designed to minimize congestion and hazards, and allow free movement of traffic on adjacent streets.

- (3) The number of mobile home park road system points of intersection with public road systems shall be held to the minimum possible, consistent with topography and other local conditions. All such points of access to public roads shall require the approval of the Township. Intersection frequencies of less than 150 feet along public roads shall be avoided.
- (4) Within 100 feet of an intersection, roads shall be at approximately right or ninety (90) degree angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting roads. Intersections of more than two (2) roads at one point are prohibited.
- (5) A plan of the roads, showing grade and intersections, shall be provided to the Planning Commission with the application for the mobile home park permit.
- (6) Grades of all roads shall be sufficient to ensure adequate surface drainage, but shall be not more than eight (8%) percent. Short runs with a maximum grade of fifteen (15%) percent may be permitted, provided traffic safety is assured by appropriate surfacing and adequate leveling areas.

b. Blocks

- (1) Blocks shall have a minimum length of 400 feet and a maximum length of 1,200 feet. Where practicable, blocks shall not be less than 800 feet long.
- (2) There shall be sufficient depth to accommodate two (2) tiers of lots, except:
 - (a) where prevented by the size, topographical conditions or other inherent conditions of property; or,
 - (b) where lots are situated between a park street and a perimeter boundary of the park. In no instance shall the access to a mobile home lot be from a public right-of-way or any other road that is not a part of the mobile home park's

internal traffic circulation system.

- (3) Dead end streets (cul de sacs) shall be limited to a maximum length of 600 feet, and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet.

c. Street Construction

- (1) All roads shall have a minimum paved cartway width of twenty-four (24) feet.
- (2) All roads shall be provided with a smooth, hard and dust free surface which shall be durable and well-drained under normal use and weather conditions. Road surfaces shall be maintained free of cracks, holes and other hazards. All park roads shall be constructed with a rolled slag base of No. 4 slag at a depth of at least four (4) inches and covered with a double seal coat of bituminous material, as defined in PennDot Specifications Form 408, Section 470, or of equal quality of construction.

d. Parking Requirements

- (1) No on-street parking shall be permitted within the mobile home park.
- (2) Off-street parking spaces for at least two (2) motor vehicles shall be provided for each mobile home lot. A carport or concrete slab shall be provided to serve as a primary parking space and a driveway may serve as the second space if parking is provided on the lot. Such parking spaces need not be covered or enclosed.
- (3) Common off-street parking areas with dust free stabilized surfaces may be provided in all mobile home parks for the use of park occupants and guests. Required car parking spaces that are provided in such common lots rather than on individual mobile home lots shall be located so as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home intended to be served. Where such common facilities are provided, there shall be adequate all season pedestrian walkways between the parking area and the mobile home lots served.

e. Walks

- (1) All parks shall provide safe, convenient, all season pedestrian access, of adequate width for intended use, durable and convenient to maintain, between the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
- (2) Where pedestrian traffic is concentrated, a common walk system shall be provided. Such common walks shall have a minimum width of three (3) feet.
- (3) All mobile home lots shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

f. Street Signs

- (1) Street name signs shall be placed at all intersections by the developer or owner. Their design shall be approved by the local municipality.

- g. All parks shall be furnished with mercury vapor lights so spaced and placed at such heights as will provide sufficient levels of illumination for the safe movement of pedestrians and vehicles at night. Any other type of lighting system shall require the erection of an outside type light in front of each mobile home unit

5.4 Lot Requirements: The following standards and criteria shall apply to the layout of lots and the installation and placement of structures thereon in all mobile home parks.

a. Dimensional Requirements

- (1) Each mobile home lot within the park shall have a minimum area of 6,000 square feet and a minimum width of fifty (50) feet. When a double-wide mobile home is located in the park, the minimum area shall be 7,000 square feet and a minimum width of sixty-four (64) feet.
- (2) The total number of lots in a park shall not exceed an average density of six (6) per acre.

- (3) There shall be a minimum of twenty-five (25) feet between a mobile home and accessory structures on the lot and the right-of-way of any mobile home park road, common parking area or common use areas or structures.
- (4) All mobile homes shall be located not less than fifty (50) feet from the right-of-way of any public street or highway or from any mobile home park boundary.
- (5) Mobile homes shall be separated from each other and from other buildings and structures as follows:
 - (a) Between parallel ends of adjacent mobile homes - 30 feet,
 - (b) Between parallel sides of adjacent mobile homes - 36 feet,
 - (c) Between the end of one mobile home and the parallel side of an adjacent mobile home - 35 feet.
- (6) Maximum mobile home lot coverage, including the principle mobile home unit and all accessory structures, shall not exceed twenty-five (25%) percent.

b. Mobile Home Stand

- (1) Each mobile home lot shall be improved to provide an adequate mobile home stand or pad for the placement and tie down of the mobile home. Each mobile home stand or pad shall be constructed such that it 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 structure.
- (2) Anchors or tie downs, such as cast-in-place concrete "deadmen" (eyelets embedded in concrete), screw augers or arrowhead anchors shall be placed at least at each corner of the mobile home stand, and each device shall be able to sustain a minimum load of 4,800 pounds.
- (3) The pad area under all portions of the mobile home unit shall be paved with at least four (4) inches of concrete or other approved nonporous material that meets the requirements of Section b-(1), above.

- (4) The lot upon which each mobile home is installed shall be graded so that the mobile home erected thereon shall be at a height not to exceed thirty (30) inches as measured from the ground floor to the ground level at any point.

c. Skirting

- (1) An enclosure of compatible design and material 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, with two (2) accesses provided at different locations.
- (2) Skirting shall be installed within thirty (30) days of the placement of the mobile home on the lot pad.

d. Accessory Structures

- (1) Accessory structures that have a floor area of ten (10) square feet or more, whether attached or freestanding on the lot, shall be considered part of the mobile home and subject to the following requirements:
 - (a) Storage sheds and similar structures shall meet all setback requirements specified in Section 5.4-a of this Ordinance and shall be located a minimum distance of ten (10) feet from the mobile home unit.
 - (b) Expandable room sections constructed as an integral part of the principal unit, awnings, porches and steps, carports, Florida rooms and similar appurtenances may extend into the required separation areas cited in Section 5.4-a(5) of this Ordinance a maximum distance of eight (8) feet.
 - (c) All accessory structures shall be designed and constructed of materials that are aesthetically compatible with the principal unit and the adjacent installations.

5.5 Water Supply: Water supply and installation of the water distribution system in all mobile home parks shall be in accordance with the following requirements. To the fullest extent possible, underground utility lines located in street rights-of-way shall not be installed beneath existing or proposed paved areas. In any event, before placing the street surface, adequate subsurface drainage for the streets and all subsurface utilities as acceptable to the Township and required by the Commonwealth of Pennsylvania shall be provided and/or installed by the developer.

a. General Requirements

- (1) An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this Ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Pennsylvania Department of Environmental Resources or other authorities having jurisdiction. An emergency or auxiliary water supply of 5,000 gallons shall be provided for each fifty (50) mobile homes or less, provided the park has at least two (2) water wells producing a minimum of 150 gallons (certified) per day per mobile home unit. For each additional fifty (50) mobile homes or fraction thereof, said park shall provide an additional 5,000 gallons auxiliary water supply. A mobile home park having only one producing water well shall provide an auxiliary or emergency water supply of 5,000 gallons for each twenty-five (25) mobile homes or less. Such auxiliary or emergency water supply, if in tank or container form, shall have a 12-inch opening on the top with a sealed cover on it.

b. Source of Supply

- (1) The water supply shall be capable of supplying a minimum of 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 a 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 that 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 Resources.

c. Water Storage Facilities

- (1) 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 material. Reservoir overflow pipes shall discharge through an acceptable air gap.

d. 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 nonpotable 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.

e. Individual Water-Riser Pipes and Connections

- (1) Individual water-riser pipes shall be located within the confined area of the mobile home

stand at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

- (2) The water-riser pipe shall have a minimum inside diameter of one-half ($\frac{1}{2}$) inch 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 the heaving and thawing actions of the 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-water-valves are prohibited unless their type of manufacture and their method of installation are approved.

5.6 Sewage Disposal: Sanitary sewerage system installations in all mobile home parks shall be in accordance with the following requirements.

a. General Requirements

- (1) An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from all mobile homes, service buildings and accessory facilities.
- (2) Where a public sewerage system exists within 800 feet from the end of a sewer main to a perimeter property boundary of the mobile home park site, connection shall be made to such system if the local operating authority indicates there is sufficient plant and interceptor line capacity. All construction and materials shall comply with the local authority's standards.
- (3) A sewerage system and a sewage treatment plant shall be provided by the developer if a public sewerage system is not available or is not of sufficient capacity to serve the needs of a mobile home park. Such systems shall be designed, constructed and maintained in

accordance with the Pennsylvania Department of Environmental Resources and local health regulations. Each applicant for a mobile home park construction permit, as required by this Ordinance, shall construct, install or cause to be constructed and installed a sewage treatment plant of adequate size and capacity and approved by the Pennsylvania Department of Environmental Resources.

- (4) Where the sewer lines of mobile home parks are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources and the Township Supervisors prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the Pennsylvania Department of Environmental Resources.
- (5) Storm water run-off shall not be connected to any sanitary sewer system.
- (6) All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system. All sewer lines shall be constructed of approved materials as specified by the Pennsylvania Department of Environmental Resources and shall have watertight joints.

b. Individual Sewer Connections

- (1) Each mobile home lot shall be provided with at least a three-inch (3") diameter sewer riser pipe. The sewer riser pipe shall 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 inches (3"), and the slope of any portion thereof shall be at least one-fourth ($\frac{1}{4}$) 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) Provision 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 four (4) inches above ground elevation

5.7 Electrical Distribution System: Electrical distribution systems in all mobile home parks shall be in accordance with the following requirements.

a. General Requirements

- (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 specifications, National Electrical Code, and local and state codes and ordinances. Inspection by a qualified electrical inspection agency shall be made of all private electrical systems.
- (2) Power lines shall be located underground in accordance with Pennsylvania PUC Order Docket #99. All direct burial conductors or cable shall be buried below the ground surface and shall be insulated and specifically designed for the purpose. Such conductors shall be located no less than one (1) foot radial distance from water, sewer, gas or communication lines.
- (3) 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.

b. Lot Provisions

- (1) Each mobile home lot shall be provided with an approved disconnect device and overcurrent protective equipment. The minimum service per mobile home outlet shall be 120/240 volts AC, 200 amperes.
- (2) Outlets (receptacles or pressure connectors) shall be housed in a weatherproof outlet box, and shall be located not more than twenty-five (25) feet from the overcurrent protective device in the mobile home. A three-pole, four-wire grounding type shall be used.

- (3) Receptacles, if provided, shall be in accordance with American Standard Outlet Receptacle C-73.1
- (4) Connectors, if not substituted by more than one receptacle, shall be provided where the calculated load of the mobile home is more than fifty (50) amperes.
- (5) The mobile home shall be connected to the outlet box by an approved type flexible supply cord with a male attachment plug or with pressure connectors.

5.8 Fuel Supply and Storage: Fuel supply and storage in all mobile home parks shall conform to the following requirements.

a. Natural Gas System

- (1) Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices.
- (2) Each mobile home lot provided with piped gas shall have an approved shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- (3) All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches. Gas piping shall not be installed under any mobile pad.

b. Liquified Petroleum Gas System

- (1) Liquified petroleum gas systems provided for mobile homes, service buildings, or other structures when installed, shall be maintained in conformity with the rules and regulations of the authority having jurisdiction.
- (2) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- (3) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall

be maintained in effective operating condition. All such outside regulators must be covered and protected from the weather.

- (4) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
- (5) Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be installed on a mobile home lot and shall be securely but not permanently fastened to prevent accidental overturning.
- (6) No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specially approved by the authority having jurisdiction.

c. Fuel Oil Supply Systems

- (1) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations published in the National Board of Fire Underwriters Code.
- (2) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- (3) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
- (4) All fuel storage tanks or cylinders shall be securely placed and shall be not less than five (5) feet from any mobile home exit.
- (5) Storage tanks located in areas subject to traffic shall be protected against physical damage.

5.9 Fire and Sanitation Regulations: The following regulations shall apply to all mobile home parks and all uses therein.

a. Fire Protection

- (1) The mobile home park area shall be subject to the rules and regulations of the Township pertaining to fire prevention, and shall permit fire prevention personnel and vehicles to enter onto the mobile home premises in case of fire or for inspection purposes. The residents of such mobile home parks shall obey lawful orders of any fireman or fire police or policeman in the performance of their duties.
- (2) Portable fire extinguishers shall be kept in public service and maintenance buildings under park control. Class A, B and C fire extinguishers, five (5) pound size, shall be supplied by the park operator and available within reasonable access of every ten (10) mobile homes.
- (3) Fire hydrants shall be installed if their water supply source is capable of serving them in accordance with the following requirements:
 - (a) The water supply source shall permit the operation of a minimum of two (2) one and one-half (1½) inch hose streams.
 - (b) Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.
 - (c) Fire hydrants, if provided, shall be located within 600 feet of any mobile home, service building or other structure in the park.
 - (d) All hydrants shall meet specifications of the fire department which services the area in which the mobile home park is situated.
- (4) Mobile home park areas shall be kept free of litter, rubbish and any accumulation of inflammable materials.
- (5) Cooking shelters, barbeque pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No

open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

b. General Sanitation Requirements

- (1) The storage, collection and disposal of solid waste and refuse in the mobile home park shall be so conducted as to create no health hazards, no rodent harborage, insect breeding areas, accident or fire hazards, or air pollution and shall comply with the Pennsylvania Department of Environmental Resources regulations governing mobile home parks and the general community.
- (2) All refuse containing garbage shall be collected at least once weekly. The management or developer shall provide this service.
- (3) Grounds and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Pennsylvania Department of Environmental Resources.
- (4) Grounds shall be kept free of clutter, automotive parts, unauthorized accessory uses and related materials.

5.10 Management Responsibility: The following regulations shall govern the management and operation of all mobile home parks.

a. Responsibilities of the Park Management

- (1) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and all other local, state and federal rules and regulations and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The park management shall supervise the placement of each mobile home on its mobile home lot which includes securing its stability and installing all utility connections.
- (3) The park management shall give the health

officer, fire inspector, building inspector, code enforcement officer or other official designated by the Township Supervisors free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

- (4) The management shall maintain a register containing the names of all park occupants. Said register shall contain a brief description, including make, model and license plate number of motor vehicles owned by residents in said park. Such register shall be available to any person authorized by the Township Supervisors to inspect the park.
- (5) The management shall submit to the Governing Body by March 1 of each year a copy of the list of names and addresses of all mobile home occupants and a copy of any state permits which may be required by state law. Changes which occur in occupancy shall be submitted on a quarterly basis.
- (6) The park management shall notify the Pennsylvania Department of Environmental Resources and the Township Health Officer, Secretary or enforcement officer of any suspected communicable or contagious disease within the park.
- (7) The park management shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance.

b. Responsibilities of Park Occupants

- (1) The park occupant shall comply with all applicable requirements of this Ordinance and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The park occupant shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions and supervision of the park management.
- (3) Pets, if permitted in the park, shall be prohibited to run at large or to commit any nuisance within the limits of any mobile home lot.

- (4) Skirtings, porches, awnings, and other permitted accessory additions shall be installed in accordance with the requirements of this Ordinance. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:
 - (a) The storage area shall be provided with a base of impervious material.
 - (b) Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - (c) The storage area shall be enclosed by skirting.
 - (d) No materials deemed by the park management or Township Official to be dangerous shall be stored.
- (5) The park occupant shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.
- (6) First aid fire extinguishers for Class B and C fires shall be kept at the premises and maintained in working condition.

ARTICLE SIX
ADMINISTRATION

6.1 Permits, Registration and Licenses: The following requirements shall govern the granting of permits and certificates for the development of a mobile home park.

a. Permit Requirements

- (1) No permit to construct a mobile home park shall be issued until such time as a Preliminary Application shall be first submitted to the Planning Commission and approved by the Board of Township Supervisors. Such Preliminary Application shall meet all of the conditions specified in this Ordinance.
- (2) All applicants for a permit to lay out and construct a mobile home park in the Township shall, in addition to the requirements of this Ordinance, apply for and obtain any and all permits that may be required by the Pennsylvania Department of Environmental Resources in connection with the establishment of a mobile home park. It shall be unlawful for any person to construct, alter, or extend any mobile home park within the limits of the Township unless he holds a valid permit issued by the Pennsylvania Department of Environmental Resources in the name of such person for the specific construction, alteration or extension proposed, and also a permit issued by this municipality.
- (3) A duplicate copy of the application submitted to the Pennsylvania Department of Environmental Resources shall be concurrently filed with the Township Board of Supervisors, or its designated official. The applicant shall also submit an application to the Township, or its designatee, upon a form to be furnished by the Township, for a permit to lay out and construct a mobile home park in the Township.
- (4) Upon request of such application, the Township's authorized representative shall forthwith inspect the applicant's proposed site to determine its suitability for use as a mobile home park and to determine that the provisions of this Ordinance are being complied with. Upon a favorable determination and upon being furnished with a copy of the permit issued by the Pennsylvania Department

of Environmental Resources, said Township official shall issue a mobile home park permit to the applicant for the construction, laying out and establishment of a mobile home park. The permit shall be valid for a period of one (1) year thereafter.

- (5) Renewal permits for an additional period of one (1) year shall be issued by the Township upon evidence by the applicant that his mobile home park continues to meet the standards prescribed by the Pennsylvania Department of Environmental Resources and this Ordinance. Any renewal permit requested shall be accompanied by a permit fee as established by the Board of Supervisors.
- (6) After the effective date of this Ordinance, any proposed extension or enlargement of any mobile home park in the Township shall be subject to all the provisions of this Ordinance relating to development, construction, use requirements, the filing of applications, permits for construction, etc., and the payment of a filing fee as hereafter provided.
- (7) All original applications for a construction permit shall be accompanied by a permit fee as established by the Board of Supervisors.
- (8) Mobile home parks in existence upon the effective date of this Ordinance shall be required to meet the standards of the Pennsylvania Department of Environmental Resources and Township Ordinances under which they were originally developed as a prerequisite to the issuance of a permit. All other minimum standards prescribed herein shall be applicable only to those parks constructed or expanded after the effective date.

b. Registration

- (1) It shall be unlawful for any person to maintain and operate any mobile home park within the limits of the Township unless he holds a certificate of registration issued annually by the Pennsylvania Department of Environmental Resources in the name of such person for the specific mobile home park. Proof of such registration shall be furnished the Township no later than February 1 each year. In addition to the certificate issued

by the Pennsylvania Department of Environmental Resources, the operator of any mobile home park shall also apply for and obtain a license to be issued by the Township, as hereinafter provided.

- (2) Every person holding such certificate shall file notice in writing to the Pennsylvania Department of Environmental Resources and the Township within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park. If the certificate of registration is transferred by the Pennsylvania Department of Environmental Resources, proof of such transfer shall be furnished to the Township prior to transfer of any permit or license issued hereunder to such new owner or assignee.

c. Licenses

- (1) Applications for original mobile home park licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and shall contain: the name and the address of the applicant; the location and legal description of the mobile home park; and a final site plan or survey of the mobile home park showing all mobile home lots, structures, roads, walkways and other service facilities.
- (2) Applications for annual renewal of mobile home park licenses shall be made in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and shall contain any change in information submitted in the original application.
- (3) Fees for original licenses and annual renewals of licenses shall be set by resolution of the Board of Supervisors. Any existing mobile home park in operation at the time this Ordinance becomes effective shall be subject to the annual license fee hereinabove provided.

6.2 Inspection

- a. Representatives of the Pennsylvania Department of Environmental Resources and the Township may inspect a mobile home park at reasonable intervals,

and at reasonable times, to determine compliance with this Ordinance.

- b. The Pennsylvania Department of Environmental Resources and the Township shall have the power to inspect the register containing a record of all residents of the mobile home park at reasonable times.

6.3 Removal: No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the Township without first obtaining a permit from the tax collectors charged with the collection of all real estate, wage, property transfer and Per Capita taxes. Such a permit for removal will be issued upon payment of all fees and taxes, and upon payment of a removal fee set by resolution of the Governing Body.

6.4 Erection of Single Mobile Homes

- a. General Requirements

No person, persons, partnership, association, corporation or other legally recognized entity shall place or permit to be placed by others, or occupied or permit to be occupied by others, any mobile home in the Township for sleeping or living purposes, except in a mobile home park duly licensed by the Board of Township Supervisors. However, a single, on-site mobile home placement shall be permitted provided said mobile home and site conform to and comply with all building, land use control, and other ordinances of the Township applicable to conventional stationary dwellings and residences.

- b. Single On-Site Mobile Home Requirements

- (1) A single on-lot mobile home shall meet all Township requirements for the control of land uses as if it were a conventionally constructed immobile single family dwelling.
- (2) A single on-lot mobile home shall be supplied with an approved potable water supply and an approved sanitary sewer and disposal system or be connected to public water and sewer facilities.
- (3) A single on-lot mobile home shall be installed to conform with all front, side and rear yard and lot area requirements applicable to immobile housing units.
- (4) A single on-lot mobile home shall be used only

as a single family dwelling.

c. Unit Requirements

- (1) A single on-lot mobile home shall have a minimum of 660 square feet of living area.
- (2) The single on-lot mobile home shall be installed and secured in accordance with the requirements of Sections 5.4 b and c of this Ordinance.
- (3) All accessory uses in conjunction with single on-lot mobile homes shall be in accordance with Sections 5.4 d (1)(c) and 5.4 e of this Ordinance.
- (4) Any single on-lot mobile home shall meet or exceed the specifications for manufacture of mobile homes as set forth in Act 69 of 1972, as amended, Uniform Standard Codes for Mobile Homes.

d. Applicability of Provisions

Section 6.5 of this Ordinance shall apply with equal force to the owner or owners of real property within the Township who have granted permission, rented, leased, condoned or otherwise placed or allowed others to place a mobile home on his, her or their property in violation of any of these provisions.

6.5 Notices, Hearing, Orders and Actions

a. Notices

- (1) Whenever the Township determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit or certificate was issued, as hereinafter provided. Such notice shall:
 - (a) be in writing.
 - (b) include a statement of the reasons for its issuance.
 - (c) allow a reasonable time for the performance of any act it requires, to be not more than thirty (30) days, weather permitting, or such additional time as

granted by the Township.

- (d) be served upon the owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any method authorized or required by the laws of this state.
- (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance, or any part thereof, and with the regulations adopted pursuant thereto.

b. Hearings

- (1) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Township Supervisors, provided that such person shall file in the office of the Township Secretary a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the notice is served. The filing of the request for a hearing shall operate as a stay of the notice and suspension except in the case of an order issued under Section 6.5 d (2). Upon receipt of such petition, the Township Supervisors shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, the Township Supervisors may postpone the date of the hearing for a reasonable time when, in their judgement, the petitioner has submitted good and sufficient reasons for such postponement.

c. Orders

- (1) After such hearing, the Township Supervisors shall make findings as to compliance with the provisions of this Ordinance and

regulations issued thereunder and shall issue an order in writing sustaining, modifying, or withdrawing the notice which shall be served as provided in Section 6.5 a (1)(d). Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park affected by the order shall be revoked.

d. Actions

- (1) The proceedings at such a hearing, including the findings and decision of the Township Supervisors, and together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the Township Secretary, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the Township Supervisors may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.
- (2) Whenever the Township Supervisors find that an emergency exists which requires immediate action to protect the public health, they may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Township Supervisors, shall be afforded a hearing as soon as possible. The provisions of Section 6.5 c and 6.5 d shall be applicable to such hearing and the order issued thereafter.
- (3) In the event that any mobile home fails to comply with lawful notice as herein provided and fails to correct any violative condition after notice, the right to operate a mobile home park within the Township may be suspended or revoked and the Township may require the posting of bond by the management or developer or owner of such mobile home park in an amount determined by the Township Supervisors to ensure compliance with this Ordinance, and may

require sufficient surety to secure any bond.

- (4) Notwithstanding anything herein to the contrary, the enforcement officer may institute proceedings or a complaint before a magistrate.

6.6 Applicability and Administration

a. Existing Mobile Home Parks

- (1) Township authorized mobile home parks in existence upon the effective date of this Ordinance shall be required to meet the standards of the Pennsylvania Department of Environmental Resources and the Township regulations which governed at the date of their plan approval.
- (2) After the effective date of this Ordinance, all proposed extensions or enlargements of an existing mobile home park within the Township shall be subject to all of the provisions of this Ordinance.

b. Remedies and Penalties

- (1) In the event that any mobile home park or extension thereof has not been begun or installed as provided by this Ordinance, or in accord with the approved plat or plan, the Board of Township Supervisors shall enforce any corporate bond or other security, and may institute any legal or equitable action as may be appropriate and authorized by law.
- (2) Upon repeated violations by the same permittee, his right to the issuance of a permit, or continued operation under a permit, may be suspended for a fixed term, or permanently revoked, after notice and hearing by the Board of Township Supervisors subject to the right of appeal to the Court of Common Pleas in accordance with the law in such cases made and provided.
- (3) Any person who violates any provision of this Ordinance shall be guilty of a summary offense, and upon conviction thereof, shall be required to pay a fine for the use of the Township in a sum not less than \$100.00 nor more than \$300.00, together with costs of prosecution, and in default of payment thereof, shall be imprisoned in the county jail for a

period of not more than fifteen (15) days.

- c. Fees
All fees for permits and licenses required under the terms of this Ordinance shall be set by resolution of the Board of Township Supervisors and may be amended from time to time.
- d. Enforcement Officer
The Board of Township Supervisors shall designate by resolution the enforcement officer under this Ordinance.
- e. Savings Clause
In the event that any section, subsection, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance and the provisions hereof are hereby declared to be severable.
- f. Effective Date
This Ordinance shall take effect on the 26th day of December, 1987.

ORDAINED AND ENACTED into an Ordinance this 21st day of December, 1987.

SOUTH FRANKLIN TOWNSHIP
Washington County, Pennsylvania

ATTEST:

Leonard L. Graham
Secretary

John B. Poland
Chairman, Board of Supervisors

John R. Hart
Supervisor

James R. Alkhus
Supervisor

