

## **Chapter 14**

### **Mobile Homes and Mobile Home Parks**

#### **Part 1**

#### **Mobile Home Parks**

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**Part 1****Mobile Home Parks****§14-101. Definitions.**

The following terms shall have the meaning indicated when used hereinafter:

*License* - the written license issued by the Pennsylvania Department of Environmental Resources allowing a person to operate and maintain a mobile home park under the provisions of this Part and regulations issued hereunder. [Ord. 93-9]

*Mobile home* - a transportable, single family dwelling unit which may be towed on its own running gear, and which may be temporarily or, permanently affixed to real estate; used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing, and sanitary facilities as in mobile housing.

*Mobile home lot* - a parcel of land for the placement of a single mobile home and the exclusive use of its occupants.

*Mobile home park* - a parcel of land under a single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

*Mobile home stand* - that part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

*Permit* - a written permit issued by the Township or its authorized agent permitting the construction, alteration and extension of a mobile home park under the provisions of this Part and regulations issued hereunder.

*Person* - any individual, firm, trust, partnership, public or private association or corporation.

*Service building* - a structure housing toilet, lavatory and such other facilities as may be required by this Part.

*Sewer connection* - the connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewer system serving the mobile home park.

*Sewer riser pipe* - that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

*Township* - the duly elected officials that collectively will constitute the Board of Supervisors, or such officials as may be designated by the Board of Supervisors to perform the duties imposed upon them by this Part.

*Water connection* - the connection consisting 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* - that portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

(Ord. 1971-1, 3/30/1971, §2; as amended by Ord. 93-9, 4/7/1993, §4)

**§14-102. Permits.**

1. It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Shrewsbury Township unless he holds a valid permit issued by the Pennsylvania Department of Environmental Resources in the name of such person and also a permit issued by the Township hereunder. [Ord. 93-9]

2. *Application to Pennsylvania Department of Environmental Resources.* All applications for permits shall be made by the owner of the mobile home park or his authorized representatives in accordance with the rules and regulations of the Commonwealth of Pennsylvania, Department of Environmental Resources. [Ord. 93-9]

A. All applications when necessary for review and approval shall be made by the owner to the State Department of Environmental Resources, Department of Labor and Industry, Department of Transportation, etc., when applicable.

3. *Application to the Township.* A copy of the said Department of Environmental Resources application shall be concurrently filed with the Township and the application shall also submit an application to the Township using a form furnished by the Township for a permit to operate a mobile home park. [Ord. 93-9]

4. *Submission of Plans and Specifications to the Township.* Any person, firm or corporation, from and after the passage of this Part, who proposes to operate or maintain any premises, area or tract or piece of land for use as a mobile home park shall first submit to the Township a plan for the layout and design thereof, including a legal description and map clearly setting forth the following information:

A. Name and address of applicant.

B. Interest of the applicant in the mobile home park.

C. Location and legal description of the mobile home park.

D. Sketch plan shall be presented to the Planning Commission for review and comment prior preparing any final plans to accompany an application.

(1) The sketch plan may be freehand superimposed on a plot plan of the property to be used for the mobile home park. The sketch shall indicate general topography, locations for mobile homes or groups thereof; accessory buildings; accesses, circulation and parking areas.

E. Complete engineering plans and specifications of the proposed park showing:

(1) The area, and dimensions of the tract of land.

(2) The number, location and size of all mobile home lots.

(3) The location and width of roadways, and walkways.

(4) The location or service building and any other proposed structures.

(5) The location of water and sewer lines and riser pipes.

(6) Plans and specifications of the water supply, and refuse and sewerage disposal facilities.

(7) Plans and specifications of all buildings constructed, or to be constructed within the mobile home park.

(8) The location and details of lighting and electrical systems.

(9) In addition to requirements under §14-103.3 hereof, the following shall

be shown on plan or plans in sufficient detail to permit an analysis as to adequacy by appropriate agencies or their authorized representative.

- (a) Easements - their location, purpose and width.
- (b) Stormwater control and structures.
- (c) Park and recreation areas.
- (d) Disposition of rights-of-way (public or private)
- (e) Existing trees to remain; to remove and why.
- (f) Topographic information sufficient to permit an evaluation of drainage in respect to erosion and sedimentation and protection of improvements.

(10) No permit or license for a mobile home park shall be issued until proof of review and approval by the Pennsylvania Department of Environmental Resources, Pennsylvania Department of Transportation, Soil Conservation Service, and the Department of Forest and Waters as applicable.

Upon presentation of said application, plans and specifications, the Township shall review all submitted data and, after due deliberation and consideration, shall advise the applicants of its findings and recommendations. In the event of the Board of Supervisors recommendations for modifications and changes, it shall then be the applicant's responsibility to make such modifications and changes to bring the proposal into conformity with the regulations and spirit of this Part or other Township ordinances applicable thereto. Additionally it shall be the responsibility of the applicant to inform the school district of the intention to develop the mobile home park, the number of spaces planned and a tentative time schedule for occupancy.

5. *Fees.* A fee of \$100 plus \$5 for each mobile home stand shall accompany all applications for the approval of all mobile home park plans. The fee is to defray costs incurred by the Township in the review process, including the services of an engineer or other professional personnel as may be required.

6. When upon final approval of the application by both the Department of Environmental Resources and the Township and it has been ascertained that the proposed plan meets the requirements of this Part and regulations issued hereunder, a permit shall be issued. [*Ord. 93-9*]

(*Ord. 1971-1, 3/30/1971, §3; as amended by Ord. 93-9, 4/7/1993, §§4, 7*)

### **§14-103. Licenses.**

1. It shall be unlawful for any person to operate any mobile home park within the limits of the Township unless he holds a valid license in the name of such person for a specific mobile home park. All applications for licenses shall be made annually to the Department of Environmental Resources and the Township who shall issue or re-issue a license annually upon compliance by the applicant with provision of this Part and regulations issued hereunder and other applicable legal requirements. [*Ord. 93-9*]

2. Every person holding a license shall give notice in writing to both the Pennsylvania Department of Environmental Resources and the Township of the intention to dispose of the property. Notice shall also be given within 10 days, after having said, transferred, or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding

to the ownership or control of such mobile home park; and, upon application in writing for transfer of the license and deposit of a fee of \$100 the license shall be transferred if the mobile home park is in compliance with all applicable provisions of this Part and regulations issued hereunder. In the event of transfer of certificate of registration by the Pennsylvania Department of Environmental Resources, proof of such transfer shall be furnished the Township within a period of 10 days. [Ord. 93-9]

3. Applications for original licenses shall be in writing, signed by, the applicant; accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a fee of \$100 plus \$10 for each mobile home stand, and shall contain: the name and address of the applicant; the location and legal description of the mobile home park; and a site plan of the mobile home park showing all mobile home lots, structures, roads, walkways, and service facilities. The issuance of a license in no way eliminates the need, for a building permit and the cost thereof, for each and every, individual mobile home to be placed within the mobile home park. (See Shrewsbury Township Building Permit Ordinance.)

4. Applications for renewal of licenses shall be made in writing by the holders of the licenses, shall be, accompanied by the deposit of a fee of \$100 plus \$10 for each mobile home stand and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.

5. Any person whose applications for a license under this Part has been denied may request and shall be granted a hearing on the matter before the Township under the procedure provided by §14-105 of this Part.

6. Whenever, upon inspection of any mobile home park, the Township finds, that conditions or practices exist which are in violation of any provision of this Part of regulations, issued hereunder, the Township shall give notice in writing in accordance with §14-105.1, to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time as specified in the notice by the Township, the license shall be suspended. At the end of such period the Township shall re-inspect the mobile home park and, of such conditions or practices have not been corrected, the license shall be suspended and notice given in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension such person shall cease operation of such mobile home park, except as provided in §14-105.2.

7. Any person whose license has been suspended, or who has received notice from the Township that his license will be suspended unless certain conditions, or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Board of Supervisors or under the procedure provided by §14-105 of this Part. Provided, that when no petition for such hearing shall have been filed within 10 days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such 10 day period.

8. A license, upon written request therefor, may be issued by the Board of Supervisors for every mobile home park in existence at the effective date of this Part, permitting the mobile home park to be operated after the effective date of this Part in accordance with such conditions as the Township may require.

9. The fee for a license to continue to operate a mobile home park existing at the

effective date of this Part shall be calculated as follows:

A. Should the effective date of this Part fall between the dates of December 31 and March 1 a fee for a license shall be charged as set forth under subsection .3 hereof.

B. Should the effective date, of this Part fall on or between March 1 and November 30 a fee equal to one-half of the fee established, (See paragraph .A) shall be charged for a license.

C. Should the effective date of this Part fall between November 30 and January 1, no license will be required for that period; however a full license fee shall be required on or after January 1 of the succeeding year.

10. All mobile home parks licensed as herein provided for shall be made to conform with all aspects of this Part within a period of 180 calendar days following the date of the license.

(*Ord. 1971-1, 3/30/1971, §4; as amended by Ord. 93-9, 4/7/1993, §§4, 7*)

**§14-104. Inspection of Mobile Home Parks.**

1. The Township is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this Part and regulations issued hereunder.

2. The Township shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Part and regulations issued hereunder.

3. The Township shall have the power to inspect the register containing a record of all residents of the mobile home park.

4. It shall be the duty of the owners or occupants of the mobile home park and mobile homes contained therein, or of the person in charge thereof, to give the Township access to such premises at reasonable times for the purpose of inspection.

5. It shall be the duty of every occupant of the mobile home, park to give the owner thereof or his agent or employee access to any part of such mobile home park or its, premises at reasonable times for the purpose of making such repairs or alterations as are necessary effect compliance with this Part and regulations issued hereunder, or with any lawful order issued pursuant to the provisions of this Part.

(*Ord. 1971-1, 3/30/1971, §5*)

**§14-105. Notices, Hearings and Orders.**

1. Whenever the Township Supervisors determine that there are reasonable grounds to believe that there has been a violation of any provision of this Part or regulations issued hereunder, notice shall be given of such alleged violation to the person to whom the permit or license was issued, as hereafter provided. Such notice shall.

A. Be in writing.

B. Include a statement of the reasons for issuance.

C. Allow a reasonable time for the performance of any act it requires.

D. Be served upon the owner or his agent as the case may require: Provided: that such notice or order shall be deemed to have been properly served upon such

owner or agent when a copy thereof has been sent by registered mail, to his last known address, or when he has been served by 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 affect compliance with the provisions of this Part and regulations issued hereunder.

2. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this Part, or regulations issued hereunder, may request a hearing on the matter before the Township Supervisors; provided, that such a person shall file in the office of the Township a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within 10 days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under subsection .5. 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 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 beyond such 10-day period when in their judgment the petitioner has submitted good and sufficient reasons for such postponement.

3. After such hearing the Township Supervisors shall make findings as to compliance with the provisions of this Part and regulations issued hereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in subsection .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.

4. 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 Supervisors 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.

5. Whenever the Township Supervisors find that an emergency exists which requires immediate action to protect the public, 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 Part, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon a petition to the Township Supervisors shall be afforded a hearing as soon as possible. The provisions of subsections .3 and .4 shall be applicable to such hearing and the order issued thereafter.

(Ord. 1971-1, 3/30/1971, §6)

#### **§14-106. Environmental, Open Space and Access Requirements.**

1. *General Requirements.* Condition of soil, ground water level, drainage and

topography shall not create hazards to the property or the health or safety of, the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

2. *Soil and Ground Cover Requirements.* Exposed ground surfaces in all parts of every mobile home park shall be paved, or covered with stone screenings, or solid material, or, protected with a vegetative growth that is capable of preventing soil erosion and of elimination objectionable dust.

3. *Site Drainage Requirements.* The mobile home park shall comply with all of the storm drainage requirements as set forth in §720 of the Shrewsbury Township Subdivision and Land Development Ordinance. [Ord. 93-9]

4. *Park Areas for Non-residential Uses.* No part of any park shall be used for a non-residential 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.

5. *Required Separation Between Mobile Homes.*

A. Mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet; provided, that mobile homes placed end to end may have a clearance of 15 feet where opposing rear walls are staggered.

B. An accessory structure which has a horizontal area exceeding 25 square feet, is attached to a mobile home or located within 10 feet of its window and has an opaque top or roof that is higher than the nearest window, shall for the purposes of all separation requirements be considered to be part of the mobile home.

6. *Required Recreation Areas.* Where a proposed park, playground, school, easement or other public use shown in the Comprehensive Plan or in the opinion of the Planning Commission is necessary, the Board of Supervisors may require the reservation of such area within the subdivision or land development in a reasonable manner. Such areas should in total approximate 6 percent of the mobile home park area.

7. *Required Setbacks Buffer Strips and Screening.*

A. All mobile homes shall be located at least 25 feet from any property boundary line abutting upon a public street or highway, and at least 15 feet from other park property boundary lines.

B. There shall be a minimum distance of 15 feet between an individual mobile home and (1) adjoining pavement of a park street, (2) adjoining recreation area, (3) parking area or (4) other common areas.

C. All mobile home parks located adjacent to industrial or commercial land use shall be provided with screening such as fences, or natural growth along the property boundary line separating the park and such adjacent non-residential uses.

D. In the event that mobile homes are located in reference to Township roads or rights-of-way intended to become Township roads, the following setbacks shall be required.

- (1) Front Yard - Arterial Streets - 50 feet from right-of-way line.  
Collector Street - 30 feet from right-of-way line.

Minor Streets - 25 feet from right-of-way line.

8. *Park Street System.*

A. *General Requirements.* All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography.

B. *Access.* Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or, exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have minimum road pavement width of 26 feet, within which parking shall be prohibited.

C. *Internals Streets.* Surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case, shall meet the following minimum requirements:

(1) Where parking is permitted on both sides, a minimum width of 36 feet will be required.

(2) A minimum road pavement width of 30 feet will be required where parking is limited to one side.

(3) Dead-end streets shall be provided at the closed end with a turn around having an outside roadway radius of at least 60 feet.

D. *Required Illumination of Park Street Systems.* All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

(1) All parts of the park, streets systems: 0.6 foot candle with a minimum of 0.1 foot candle.

(2) Potentially hazardous locations, such as major street intersections and steps or step ramps individually illuminated with, a minimum, of 0.3 foot candle.

E. *Street Construction and Design Standards.*

(1) *Pavement.* All streets shall be provided with a smooth, hard and dense surface, which shall be durable and well drained under normal use and weather conditions. The pavement shall be constructed as follows:

(a) *Base Course.* Stone or slag, compacted thickness of 6 inches.

(b) *Surface.* 1½ inches of bituminous binder (ID-2A).

¾ inches of bituminous wearing course (ID-2A).

(c) Preparation of road bed placing base course and placing of surface material shall be in accord with "Form 408," §420 of the Pennsylvania Department of Transportation.

(d) Pavement edges shall be protected to prevent raveling of the wearing, surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes, and other hazards.

(2) *Grades.* Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than 8 percent. Short runs with a

maximum grade of 12 percent be may permitted provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.

(3) *Intersections.* Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of off-set intersecting streets. Intersections of more than two streets at one point shall be avoided.

9. *Required Off-Street Parking Areas.*

A. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 1.5 car spaces for each mobile home lot.

B. Required car parking spaces shall be so located as to provide convenient access to the mobile home but shall not exceed distance of 200 feet from the mobile home that it is intended to service.

C. *Paving:* See subsection .8 hereof.

10. *Walks.*

A. *General Requirements.* All parks shall be provided with safe, convenient, all season pedestrian accessways of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided. Paving shall be concrete 4 inches thick or bituminous as per subsection .8, hereof.

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 minimum width of 4 feet.

C. *Individual Walks.* All mobile home stands shall be connected to common walks, to paved streets, or paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 2 feet.

11. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home, thereby securing the superstructure against uplift sliding rotation.

A. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action inadequate drainage, vibration or other forces acting on the superstructure.

B. The mobile home stand shall be provided with anchors and tie downs such as cast in place concrete “deadmen” eyelets imbedded in concrete foundations or run-ways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.

C. Anchors and tie-downs shall conform to the requirements of the Building Code of Shrewsbury Township. [Ord. 93-9]

D. Each mobile home stand shall have a concrete patio of at least 300 square feet. The least dimension shall not be less than 12 feet.

12. A mobile home park shall have an average gross area per mobile home stand of not less than 6,000 square feet.

A. The minimum width of a mobile home stand shall be 50 feet.

B. The minimum depth of a mobile home stand shall be 100 feet or at 40 percent longer than the mobile home to be placed thereon.

13. There shall not be any provision for permanent or temporary housing of mobile home units less than 700 square feet in area. [Ord. 93-9]

(Ord. 1971-1, 3/30/1971, §7; as amended by Ord. 93-9, 4/7/1993, §§1-3)

#### **§14-107. Water Supply.**

1. *General Requirements.* An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfaction quantity, and pressure is available connection shall be made thereto and its supply used exclusively. When a satisfactory public water and supply is not available, a private water system may be developed and used at approved by the Pennsylvania Department of Environmental Resources. [Ord. 93-9]

2. *Source of Supply.*

A. The water supply shall be capable of supplying a minimum of 350 gallons per day per mobile home. [Ord. 93-9]

B. Every 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 nor in any room nor space above ground which is walled in or otherwise enclosed unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

D. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources. [Ord. 93-9]

3. *Water Storage Facilities.* All water storage reservoirs shall be covered watertight and constructed of impervious material. Over flows 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.

4. *Water Distribution System.*

A. The water system of the mobile home park shall be connected by pipes to all mobile homes, buildings, and other facilities requiring water.

B. All water piping, fixtures and other equipment shall be constructed, and maintained in accordance with State and local regulations and requirements and shall be of a type and in locations approved by the Pennsylvania Department of Environmental Resources. [Ord. 93-9]

C. The water piping system shall not be connected with non-potable or questionable water supplies and shall, be protected against the hazards of backflow or back-siphonage.

D. The system shall be so designed and maintained as to provide a pressure

of not less than 20 pounds per square inch under normal operating conditions, at service buildings and other locations requiring potable water supply.

5. *Individual Water-Riser Pipes and Connections.*

A. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connections will approximate a vertical position.

B. The water-riser pipe shall extend at least 4 inches above ground elevation. The pipe shall be at least  $\frac{3}{4}$  inch. The water outlet shall be capped when a mobile home does not occupy the lot.

C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing 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 mobile home lot.

E. Underground stop and waste valves shall be installed on any water service.

(*Ord. 1971-1, 3/30/1971, §8; as amended by Ord. 93-9, 4/7/1993, §§5, 6*)

**§14-108. Sewage Disposal.**

1. *General Requirements.* An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Resources or local health regulations. [*Ord. 93-9*]

2. *Individual Sewer Connections.*

A. Each mobile home, stand shall be provided with at least a 4 inch diameter sewer rise 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.

B. The sewer connection (see definition) shall have a nominal inside diameter of not less, than 3 inches, and the slope of any portion thereof shall be at least  $\frac{1}{4}$  inch per foot. All joints shall be watertight.

C. All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

3. *Sewer Lines.* 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 by the Pennsylvania Department of Environmental Resources, and shall have watertight joints. [*Ord. 93-9*]

4. *Sewage Treatment and/or Discharge.* Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources prior to construction.

(Ord. 1971-1, 3/30/1971, §9; as amended by Ord. 93-9, 4/7/1993, §5)

**§14-109. Electrical Distribution System.**

1. *General Requirements.* 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.

2. *Power Distribution Lines.*

A. Main power lines whenever possible shall be underground; however, when circumstances require that they not be located underground they shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of 3 feet between overhead wiring and any mobile home, service building or other structure.

B. All direct burial conductors or cable shall be buried, at least 18 inches below the ground surface, and shall be, insulated and specially designed for the purpose. Such conductors shall be located not less than 1 foot radial distance from water, sewer, gas or communications lines. All such installations shall be in accord with appropriate utility regulations.

3. *Individual Electrical Connections.*

A. Each mobile home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 50 amperes.

B. The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.

C. Where the calculated load of the mobile home is more than 50 amperes either a second outlet receptacle shall be installed or electrical services shall be provided by means of permanently installed conductors.

4. *Required Grounding.* All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors of other approved method of grounded for mobile homes or other equipment.

(Ord. 1971-1, 3/30/1971, §10)

**§14-110. Service Buildings and Other Community Service Facilities.**

1. The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities when constructed such as:

A. Management offices, repair shops and storage areas.

B. Laundry facilities.

C. Indoor recreation areas.

D. Commercial uses supplying essential goods or services for the exclusive use or park occupants.

2. *Structural Requirements for Buildings.*

A. All portions of the structure shall be properly protected from damage by

ordinary use 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 exterior material to be subject to approval of Township Supervisors.

B. All rooms containing laundry facilities shall:

(1) 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, water-proof material or covered with moisture-resistant material.

(2) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of wind for each required room shall be not less than 10 percent of the floor area served by them.

(3) Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.

C. Toilets shall be located in separate compartments equipped with self-closing doors.

3. *Tenant Storage.* At least 90 cubic feet shall be required for each mobile home stand and said space shall be available at the time the mobile home is established.

(*Ord. 1971-1, 3/30/1971, §11*)

#### **§14-111. Refuse Handling.**

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, 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. Plans for refuse handling, storage and disposal shall be subject to review and approval by the Township Supervisors, Planning Commission, and Pennsylvania Department of Environmental Resources.

(*Ord. 1971-1, 3/30/1971, §12; as amended by Ord. 93-9, 4/7/1993, §8*)

#### **§14-112. Insect and Rodent Control.**

Grounds, buildings 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 regulations governing mobile home parks.

(*Ord. 1971-1, 3/30/1971, §13; as amended by Ord. 93-9, 4/7/1993, §9*)

#### **§14-113. Fuel Supply and Storage.**

1. *Natural Gas System.*

A. Natural gas piping systems shall be installed in mobile home parks, and shall be maintained in conformity with accepted engineering practices governing gas piping and distribution.

B. 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.

2. *Liquefied Petroleum Gas (LPG) Systems.*

A. Liquefied 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 and shall include the following:

(1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

(2) 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.

(3) All LPG piping outside of the mobile homes 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 mobile homes.

(4) Vessels of more than 12 and less than 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.

(5) 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.

3. *Fuel Oil Supply Systems.*

A. 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 of the authority having jurisdiction when provided.

B. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely but not permanently fastened in place.

C. All fuel oil supply systems provided for mobile home, service buildings and other structures shall have shut-off valves located within 5 inches of storage tanks.

D. All fuel storage tanks or cylinders shall be securely placed and shall not be less than 5 feet from any mobile home exit.

E. Storage tanks located in areas subject to traffic shall be protected against physical damage.

(Ord. 1971-1, 3/30/1971, §14)

**§14-114. Fire Protection.**

1. The mobile home park area shall be subject to all rules and regulations of the Township, County and Commonwealth pertaining to fire prevention.

2. Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

3. Portable fire extinguishers of a type approved by Fire Marshall shall be kept in public service buildings under park control.

4. A. Fire hydrants shall be installed if there water supply source is capable to serve them in accordance with the following requirements:

(1) The water supply source shall permit the operation of a minimum of two 1½ inch hose streams.

(2) Each of two nozzles, held 4 feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 30 pounds per square inch, at the highest point of the park.

B. Fire hydrants, if provided, shall be located within 300 feet of any mobile home service building or other structure in the park.

(Ord. 1971-1, 3/30/1971, §15)

#### **§14-115. Miscellaneous Requirements.**

1. *Responsibilities of the Park Management.*

A. The person to whom a license for a mobile home, park is issued shall operate the park in compliance with this Part and shall provide adequate supervision to maintain the park its facilities and equipment in good repair and in a clean and sanitary condition.

B. The park management shall supervise the placement of each mobile home on its mobile home stand which includes assurance of stability and installation of all utilities and connections.

C. The park management, shall give the health officer free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

D. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

E. The management shall notify the local Pennsylvania Department of Environmental Resources immediately of any suspected communicable or contagious disease within the park.

(Ord. 1971-1, 3/30/1971, §16)

#### **§14-116. Penalties.**

1. *Summary Offense.* Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense. [Ord. 2008-02]

2. *Revocation or Suspension of Permit.* Upon repeated violations by the same permittee, his right to the issuance of a permit, or to continued operation under a permit, may be suspended for a fixed term, or permanently revoked, after notice and hearing by the Township Supervisors, subject to the right of appeal to the York County Court of Common Pleas in accordance with applicable Sections of the Second Class

Township Code.

(*Ord. 1971-1*, 8/30/1971, §17; as amended by *Ord. 93-9*, 4/7/1993, §10; and by *Ord. 2008-02*, 8/6/2008)