

## ARTICLE V

### MOBILE / MANUFACTURED HOME PARKS

#### SECTION 500 SUBMISSION AND REVIEW OF PLANS

The construction of a new mobile /manufactured home park, as permitted by the Township Zoning Ordinance, or the alteration of an existing park shall be made only after the plans have been submitted in accordance with this Ordinance. The plans shall be prepared and processed in accordance with Article III and applicable standards incorporated in Article IV of this Ordinance and shall be in sufficient detail so that the following items can be properly examined:

- A. Complete park layout showing lot sizes and dimensions, open space areas, and all improvements including streets, vehicular parking areas, water supply location, sewer and water lines, service buildings, sewage disposal system, lighting facilities, walkways, refuse storage areas and disposal methods, and recreation facilities;
- B. Plans for providing adequate management of surface drainage;
- C. Details of the construction of the sewage disposal system, including soil percolation tests, if soil absorption type system is to be used;
- D. Details of the construction of the sewerage system, including size, slope, material, manhole and clean-out construction and location;
- E. Water supply including expected capacity and size of well, pump rating, water storage facilities, methods of sealing well, housing for pump and storage tank, distribution system including size, materials and valve locations;
- F. Construction of service buildings showing plumbing, heating, ventilation and other sanitary systems which are to be included;
- G. Lighting facilities and electrical power line installation;
- H. Anticipated number of parking spaces as would be permitted under available land area; and
- I. A copy of approved plans that will be kept on file by the reviewing health agency.

SECTION 501 PERMITS, LICENSES, INSPECTIONS AND FEES

A. Permits Required

1. It shall be unlawful for any person to construct, alter, extend, or operate a mobile/manufactured home park within East Pikeland Township unless and until he obtains:
  - a. A permit issued by the Chester County Health Department in the name of the Operator in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Health, Chapter 4, Article 415, "Regulations for Mobile Home Parks", enacted on October 30, 1959, as amended; and,
  - b. A mobile/manufactured home park permit issued by the Township Zoning Officer in the name of the operator, which shall not be issued until a copy of the Health Department permit has been furnished, all permits for water supply and sewage systems shall have been obtained, and all other requirements contained herein have been complied with and final approval of the application has been granted by the Board of Supervisors;
  - c. A building permit is issued by the Township Building Inspector after having paid a fee for each unit to be placed within the mobile/manufactured home park; and,
  - d. A valid license issued by the Township Zoning Administrative Officer in the name of the Operator, which shall not be issued until a copy of the Health Department Permit has been furnished, and all other requirements contained herein have been complied with.
  - e. Inspection and issuance, or refusal, of license. Upon receipt of the application for license, the Zoning Administrative Officer shall:
    - (1) Verify the validity of the Department of Health Permit;
    - (2) Verify the issuance of a certificate of the Board of Supervisors granting a Conditional Use; verify the Planning Commissions' recommendations and the Supervisors' approval of the development

plan; and, upon finding that all requirements of this Ordinance have been met, shall thereupon issue a license in the name of the operator; the license shall be valid for one (1) year from the date of issue.

- (3) Require annual inspection by Township.
- (4) For yearly renewal of license, there shall be a fee, payable to the Township of East Pikeland and submitted to the Zoning Officer with the application for renewal.

- f. Applicability to Existing Mobile/Manufactured Home Parks. Upon the effective date of this Ordinance, the operators of any existing mobile parks shall be required to show the Zoning Officer evidence of having obtained a permit from the Department of Health, and within a period of one (1) year shall take the necessary steps to comply with the provisions of this Ordinance; and, at the end of the one (1) year period, shall obtain a license from the Township Manager or designee upon payment of the fee, and shall renew his license each year thereafter.

In the event that the Zoning Officer shall find evidence of any condition that is not in accordance with the provisions of this Ordinance, it shall be his duty to refuse to issue, or renew, a license, and to notify the Department of Health and the Township Supervisors, accordingly. In the event that it is not feasible for the operator to comply literally with all of the provisions of this Ordinance, the Township Manager or designee shall instruct the operator concerning the procedure for appeal to the Zoning Hearing Board and in due course the Board shall direct the Township Manager or designee with respect to issuance or denial of the license, and, if issued, the annual renewals shall be issued without prejudice so long as a renewal of the Department of Health Permit is obtained. Any extension of an existing mobile/manufactured home park after the effective date of this Ordinance shall be in strict accordance with the provisions herein.

## B. Fees

1. Fees for the initial application and preliminary and final approvals shall be prescribed by resolution of the Board of Supervisors.
2. The fee for the annual license shall be prescribed by resolution of the Board of Supervisors and shall be submitted to the Zoning Officer with the application for the annual license.
3. Fees for the inspection of a mobile/manufactured home park during and following construction shall be as specified in Section 703 of this Ordinance.

C. Inspections

1. A mobile/manufactured home park shall be subject to inspection during any stage of construction and at any time during its operation by an authorized representative of the Township of East Pikeland or other agency having jurisdiction, and such representative shall make known his presence and authorization to the operator at the time of each inspection.
2. The Zoning Officer is hereby authorized to stop all work or other activity that he finds to be in violation of the provisions of this or other applicable ordinances.
3. Upon receipt of the application for annual license and before issuing such annual license, the Zoning Officer or other designated representative of the Township shall make an inspection of the mobile/manufactured home park to determine compliance with this Ordinance. The Zoning Officer or other representative shall thereafter notify the licensee of any instances of noncompliance with the Ordinance and shall not issue the annual license until the licensee has corrected all such violations.

D. Where the applicant or licensee feels that the Zoning Officer has failed to follow procedures or has misinterpreted or misapplied any provision of this Ordinance in the review of an application for a mobile/manufactured home park permit or an annual license renewal, he may appeal such action to the Township Zoning Hearing Board in accordance with Section 909.1 of Act 247.

E. No permit issued under this Ordinance shall be transferable to a different location. No person, holding a permit under this Ordinance, shall extend or reduce the area of any mobile/manufactured home park,

add any new facility or structure, until notice of such proposed changes shall have been given to the Zoning Officer and/or Inspector who shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed changes are in accordance with all the requirements of this Ordinance, and shall have signified that fact by his approval.

#### SECTION 502 DISCONTINUATION OF USE

In the event a mobile/manufactured home park operator intends to discontinue operation of the park, the operator shall notify park residents one (1) year in advance of the intended closing date.

#### SECTION 503 DENSITY, DIMENSIONAL AND GENERAL LAYOUT REGULATIONS

Regulations governing the density of dwelling units in any mobile/manufactured home park and the dimensions of any mobile/manufactured home park or mobile/manufactured home lot therein shall be as specified in Sections 704.A and 905.A of the East Pikeland Township Zoning Ordinance.

#### SECTION 504 ACCESS REQUIREMENTS

A safe and convenient vehicular access shall be provided from abutting public streets or roads to each mobile/manufactured home park. To ensure safe access, the following standards shall apply:

- A. With the exception of those street standards specified in this article, the standards in Article IV of this Ordinance shall govern the design and construction of streets in a mobile/manufactured home park.
- B. Access. The entrance road, or area, connecting the park with a public street or road shall be designated as a boulevard and have a minimum pavement width of twenty-eight (28) feet. At least five hundred (500) feet must separate roads connecting the park with a public street or road if more than one exit and/or entrance is provided. No entrance to a mobile/manufactured home park shall be beyond five hundred (500) feet from an arterial road as defined in Section 201.
- C. Interior Streets. All interior streets shall be designed and constructed to the same specifications as required for subdivisions, and shall be paved to a width of at least twenty-four (24) feet; all access streets, between

interior streets and the public street, shall be paved to a width of at least twenty-four (24) feet; and, all interior streets shall be provided with vertical concrete curbs to subdivision standards herein. The curb along the public street frontage shall be as specified by the Supervisors.

- 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 average levels of illumination for the safe movement of pedestrians and vehicles at night.
- E. Parking Areas
1. Off-street parking areas shall be provided in all mobile/manufactured home parks for the use of park occupants and guests.
  2. The requirements of Article XVI of the Township Zoning Ordinance shall be applicable to all mobile/manufactured home parks.
  3. Required car parking spaces shall be so located as to provide convenient access to the mobile/manufactured home, but shall not exceed a distance of two hundred (200) feet from the manufactured or mobile/manufactured home that it is intended to serve.
  4. Two (2) required parking spaces shall be provided for on-lot parking for each mobile/manufactured home.
  5. On-site common parking areas shall be provided at a rate of one (1) parking space per each mobile/manufactured home lot.
  6. Additional screened parking spaces for recreation and storage of vehicles shall be provided as off-street common parking at the rate of one-half (1/2) space for each mobile/manufactured home lot. All vehicles shall be licensed and non-licensed and commercial vehicles shall not be permitted.
- F. Walkways
1. All mobile/manufactured home parks shall provide safe, durable, convenient, all-season pedestrian walkways of adequate width for their intended uses, between the park streets and all community facilities provided for park residents.
  2. Where pedestrian traffic is concentrated, each walk shall have a minimum width of four (4) feet.

SECTION 505 SEWAGE DISPOSAL

- A. General. All mobile/manufactured home parks shall have sewage disposal in accordance with the Township's Act 537 Plan.
- B. Individual Sewer Connections. Subject to VFSA regulations and the current adopted Township Plumbing Code, the following represents minimum standards for sewer system connections:
  - 1. Each mobile/manufactured home lot shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile/manufactured home drain outlet with approximately a vertical position and shall be concrete apron at ground level.
  - 2. The sewer connection shall have a nominal inside diameter of not less than four (4) inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. All joints shall be watertight.
  - 3. All sewer connections shall be installed in accordance to Township adopted plumbing code.
  - 4. Provision shall be made for plugging the sewer riser pipe when a mobile/manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half (1/2) inch above ground elevation.

SECTION 506 WATER SUPPLY

- A. General. All mobile/manufactured home parks shall be connected to Pennsylvania American, the public water purveyor in East Pikeland Township. Construction shall be in strict accordance with Pennsylvania American standards and the current adopted Township Plumbing Code.
- B. Individual Water Riser Pipes and Connections. Subject to Pennsylvania American standards and the current adopted Township Plumbing Code the following represents minimum standards for public water connections:
  - 1. Individual water riser pipes shall be located within the confined area of the mobile/manufactured home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing

susceptibility to water pipe freezing.

2. The water riser pipe shall have a minimum inside diameter of one-half (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/manufactured home does not occupy the lot.
3. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes 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.
4. A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile/manufactured home lot. Underground stop-and-waste valves are prohibited unless their type of manufacture and their method of installation are approved.

C. Fire Protection

1. Fire protection facilities meeting the requirements of the Insurance Services Office shall be provided and shall otherwise meet the requirements of Sections 420 and 514.

SECTION 507 LIGHTING STANDARDS

Standards for lighting shall conform to the provisions set forth in the East Pikeland Township Zoning Ordinance.

SECTION 508 ELECTRICAL DISTRIBUTION SYSTEM

- A. 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 and the current adopted Township Electrical Code, and all utility lines shall be underground.
- B. Power Distribution Lines. Electrical service conductors shall be located not less than eighteen (18) inches radial distance from water, sewer, gas or communications lines.
- C. Individual Electric Connections. All exposed non-current carrying metal parts of mobile/manufactured 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 metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile/manufactured homes or other equipment.

## SECTION 509 REFUSE DISPOSAL

### A. General Requirements

1. The mobile/manufactured home operator shall be responsible for the proper storage, collection and disposal of refuse.
2. The storage, collection and disposal of refuse in the mobile/manufactured home park shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazard, or air pollution and shall comply with the Pennsylvania Department of Health regulations or other applicable agencies, governing mobile/manufactured home parks.
3. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than two hundred (200) feet from any mobile/manufactured home space and no less than fifty (50) feet from the mobile/manufactured home park boundary. Containers shall be provided in sufficient number and capacity to properly store all refuse.
4. Community refuse disposal containers shall be screened according the Township Zoning Ordinance.
5. Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
6. All refuse shall be collected at least once weekly. Where suitable collection service is not available from private agencies, the mobile/manufactured home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

## SECTION 510 FUEL SUPPLY AND STORAGE

### A. Natural Gas System

1. Natural gas piping system, when installed in mobile/manufactured home parks shall be maintained in conformity with accepted engineering practices.
2. Each mobile/manufactured 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.

B. Liquefied Petroleum Gas Systems (LPG)

1. Systems shall be provided with safety devices to relieve excess 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/manufactured home and shall be maintained in effective operating conditions.
3. All LPG piping outside of the mobile/manufactured 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/manufactured homes.
4. Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be installed on a mobile/manufactured 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/manufactured home, or any other structures unless such installations are specially approved by the authority having jurisdiction.
6. No cylinder containing liquefied petroleum gas, bottled gas or fuel oil shall be located in a mobile/manufactured home; nor within ten (10) feet of a door thereof.

C. Fuel Oil Supply Systems

1. All fuel oil supply systems provided for mobile/manufactured 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.

2. All piping from outside fuel storage tanks or cylinders to mobile/manufactured homes shall be securely, but not permanently, fastened in place.
3. All fuel oil supply systems provided for mobile/manufactured homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
4. No fuel combustion unit shall be used in any mobile/manufactured home without being vented to the outside of the trailer.
5. Storage tanks located in areas subject to traffic shall be protected against physical damage.

#### SECTION 511          STORMWATER MANAGEMENT

The provisions of this Ordinance and Chapter 22, Grading, Erosion and Sediment Control and Stormwater Management, of the Code of Ordinances of the Township of East Pikeland shall be applicable to all mobile/manufactured home park development.

#### SECTION 512          OPEN SPACE AND SCREENING TREATMENT

The Open Space and Screening criteria of the Township Zoning Ordinance shall apply to all mobile/manufactured home parks.

#### SECTION 513          COMMUNITY BUILDINGS

- A. Where a community building is provided, it must contain a toilet and lavatory. In addition, the mobile/manufactured home park may provide laundry facilities, storage facilities for use of occupants, management office, and indoor recreation facilities for park residents and guests only.
- B. Construction of all community buildings shall be in compliance with all applicable codes and shall be maintained in a clean, sanitary and structurally safe condition.
- C. Ownership and maintenance of all community buildings shall be defined in the application for a mobile/manufactured home park.
- D. All community buildings shall be equipped to provide accessibility for the

handicapped.

SECTION 514 FIRE PROTECTION

- A. The mobile/manufactured home park area shall be subject to the rules and regulations of the applicable fire prevention authority where provided.
- B. Mobile/manufactured home park areas shall be kept free of litter, rubbish and other flammable materials.
- C. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control.
- D. Fire extinguishers of a type approved by the Fire Underwriter Laboratories (a BC Classification type) bearing the Underwriters label, shall be readily accessible within three hundred (300) feet of each mobile/manufactured home. It is recommended that mobile/manufactured home park owners or operators require each mobile/manufactured home unit to be equipped with a fire extinguisher.

SECTION 515 MAINTENANCE OF COMMON AREAS AND FACILITIES

- A. The operator/licensee of a mobile/manufactured home park shall be responsible for the proper repair and maintenance of all common facilities, including, but not limited to, roads, parking areas, sidewalks or pathways, common open space, water supply and sewage disposal systems, and community buildings.
- B. The operator/licensee of a mobile/manufactured home park shall, prior to issuance of any certificate of occupancy pursuant to final approval of an application for a new development or expansion, post with the Township a maintenance bond in a form acceptable to the Township Solicitor in an amount sufficient to cover for a period of two years, the costs of maintenance of all common areas and facilities described in Section 310 and subject to performance guarantees during their construction, said costs to be estimated by the Township Engineer or other representative.