

ARTICLE IX

MOBILE HOME PARKS

SECTION 901 PERMITS REQUIRED

It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Union Township unless he holds a valid permit issued by the Township in the name of such person for the specific construction, alteration or extension proposed.

901.1 Application to Union Township

The owner of the mobile home park or his authorized representative shall submit an application to the Township Zoning Officer, using a form furnished by the said Zoning Officer, for a permit to operate a mobile home park in Union Township.

901.2 Inspection and Issuance of Permit

Upon receipt of such application, the Township Zoning Officer shall forthwith inspect the applicant's plans and proposed park to determine compliance with the provisions of this Ordinance, and with the Township Zoning Ordinance. After favorable determination of same, the Township Zoning Officer shall issue a mobile home park permit to applicant which shall be valid for a period of one (1) year thereafter.

901.3 Renewal Permits

Renewal permits for a like period shall be issued by the Township Zoning Officer upon furnishing proof by applicant that his park continues to meet the standards prescribed by this Ordinance and the Township Zoning Ordinance.

901.4 Fees

Each application for a new or renewal permit hereunder shall be accompanied by payment of an inspection fee annually affixed by Resolution of the Board of Supervisors. In the event that the Zoning Officer is required to perform additional or unusual service in determining said application, the cost of such additional service shall be borne by the applicant. Such charges shall be paid whether or not the application is approved.

SECTION 902 TRANSFER AND SUSPENSION OF PERMITS

902.1 Transfer of Ownership

Every person holding a permit shall file notice in writing with the Township Zoning Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of all or part of his interest in or control of any mobile home park. Proof of such transfer shall be furnished to the Township Zoning Officer forthwith.

902.2 Suspension

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, or the Township Zoning Ordinance or of any other applicable Township Ordinance the Township Zoning Officer shall give notice in writing to the person to whom the certificate was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in Union Township shall be suspended. At the end of such period, such mobile home park shall be inspected and, if such conditions or practices have not been corrected, and the licensee has not requested a hearing before the Township Zoning Hearing Board, the Township Zoning Officer shall suspend the license and give notice in writing of such suspension to the person to whom the certificate is issued.

SECTION 903 INSPECTION OF MOBILE HOME PARKS

903.1 Inspections

A representative of Union Township may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Ordinance.

903.2 Inspector

The Township Zoning Officer is hereby designated as the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Board of Supervisors.

903.3 Authorization To Act

The Township Zoning Officer may, in his discretion, give notice for violations of this Ordinance and issue notice thereof, without express authority from the Board of Supervisors in each instance.

SECTION 904 PARK CONSTRUCTION REQUIREMENTS

904.1 Minimum Park Area

A mobile home park shall have a gross area of at least five (5) contiguous acres of land.

904.2 Site Location

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

- a. Free from adverse influence from swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
- b. Not subject to flooding.
- c. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat odor or glare.
- d. In an area appropriately zoned for such use.

904.3 Site Drawing Requirements

- a. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- b. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Protection (DEP).
- c. 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.

904.4 Soil and Ground Cover Requirements

- a. Exposed ground surfaces 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 emanation of dust during dry weather.
 - b. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.
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904.5 Park Areas For Non-Residential Uses

- a. No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
- b. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

904.6 Required Setbacks, Buffer Strips and Screening

- a. All mobile homes shall be located at least twenty-five (25) feet from any park property line or street.
- b. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas and structures.
- c. All mobile home parks located adjacent to industrial or commercial land uses may be required to provide screening such as fences, or natural growth along the property boundary line separating park and such adjacent non-residential use.

904.7 Erection and Placement of Mobile Homes

- a. The minimum required yards for each mobile home lot shall be twenty-five (25) feet for front yards, twenty (20) feet for rear yards and ten (10) feet for side yards. Such yards shall be measured from the perimeter of the mobile home slab.

- b. 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.

904.8 Streets and Walks

- a. General Requirements: Safe and convenient vehicular and pedestrian access shall be provided from abutting public streets or roads.
- b. Design Standards: All streets and walks whether public or private, shall conform with the requirements of Articles VII and VIII of this Ordinance and the Township Construction Standards.

904.9 Off-Street Parking Areas

Each mobile home lot shall provide off-street parking, as required by the Township Zoning Ordinance.

904.10 Construction of Mobile Home Lots

- a. Mobile home lots within the park shall each have the minimum lot area required by the Township Zoning Ordinance.
- b. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, and in such position as to allow a minimum of twenty-five (25) feet between the mobile home and the right-of-way of the park street which serves the lot.

904.11 Recreational Area

A recreational area, or areas, with suitable facilities, shall be maintained within the park for the use of all park residents. At least five percent (5%) of the gross area of the park shall be developed for recreational purposes.

SECTION 905 WATER SUPPLY

905.1 General Requirements

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 hereto 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 Protection (DEP) or other authorities having jurisdiction.

905.2 **Source of Supply**

- a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobile home and the supply pressure and distribution system shall be sufficient to sustain and operate the facilities and equipment of the Township's fire protection system.
- b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- c. No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
- d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection (DEP).

905.3 **Water Storage Facilities**

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

905.4 **Water Distribution System**

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.
- b. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

- c. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.

905.5 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 connection will approximate a vertical position, thereby insuring the shortest possible water connection and decreasing susceptibility to water pipe freezing.
- b. The water-riser pipe shall have a minimum inside diameter of one-half (½) 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.
- 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. Underground stop-and-waste valves are prohibited unless their type of manufacturer and their method of installation are approved.

SECTION 906 SEWAGE DISPOSAL

906.1 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 Protection (DEP) or local health regulations.

906.2 Individual Sewer Connections

- a. Each mobile home lot shall be provided with at least a three-inch 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.

- b. The sewer connection shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof shall be at least one-fourth (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.
- d. 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 one-half (1/2) inch above ground elevation.

906.3 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 materials approved by the Pennsylvania Department of Environmental Protection (DEP), and shall have watertight joints.

906.4 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 Protection (DEP) prior to construction.

SECTION 907 ELECTRICAL DISTRIBUTION SYSTEM

907.1 General Requirements

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

907.2 Power Distribution Lines

- a. Power lines shall be located underground.

- b. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.

907.3 Individual Electrical Connections

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, 100 amperes.

907.4 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 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.

SECTION 908 SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES

908.1 Applicability

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

- a. Management offices, repair shops and storage area;
- b. Laundry facilities;
- c. Indoor recreation areas;
- d. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

908.2 Structural Requirements for Buildings

- a. All portions of the structure shall be properly protected from damage by reason of ordinary uses, decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

- b. All buildings shall have:
 - 1. 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. At least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of the floor area served by them.
- c. Toilets shall be located in separate compartments equipped with self-closing doors.

SECTION 909 REFUSE HANDLING

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to prevent health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Protection (DEP) regulations.

SECTION 910 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 Protection (DEP) regulations.

SECTION 911 FUEL SUPPLY AND STORAGE

911.1 Natural Gas System

- a. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices.
- 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.

911.2**Liquefied Petroleum Gas 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 twelve (12) and less than sixty (60) U.S. gallons gross capacity shall be securely but not necessarily permanently fastened to prevent accidental over-turning.
 - 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.

911.3**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.

- b. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not necessarily permanently, fastened in place.
- c. 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.

- d. All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any mobile home exit.
- e. Storage tanks located in areas subject to traffic shall be protected against physical damage.

SECTION 912 FIRE PROTECTION

912.1 Local Regulations

The mobile home park area shall be subject to the rules and regulations of the Union Township Volunteer Fire Companies where provided.

912.2 Litter Control

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

912.3 Fire Extinguishers

Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well-marked positions.

912.4 Fire Hydrants

Fire hydrants shall be installed 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 (1 ½) 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 shall be located within six hundred (600) feet of any mobile home, service building or other structure in the park, and shall be installed in accordance with Union Township's specifications.

SECTION 913 MISCELLANEOUS REQUIREMENTS

913.1 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 Article 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 lot which includes securing its stability and installing all utility connections.
- c. The park management shall give the Zoning 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. The management shall notify the appropriate officer, in accordance with State and local taxation laws, of the arrival and departure of each mobile home, or residential occupants thereof.

913.2 Removal of Mobile Homes

No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from Union Township without first obtaining a permit from the Union Township tax collector, as required by Act No. 54, 1969, of the Pennsylvania General Assembly, and the Union Township Wage Tax Collector. The former permit shall be issued upon payment of a fee of \$2.00 and real estate taxes assessed against the home and unpaid at time the permit is requested, and the later free of charge upon payment of wage taxes due and unpaid at the time the permit is requested.

SECTION 914 NOTICES, HEARINGS AND ORDERS

914.1 Notice of Violation

Whenever the Union Township Zoning Officer 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, he 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; 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 other method authorized or required by the laws of the Commonwealth;
- d. 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.

914.2 **Hearing**

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 Zoning Hearing Board, provided that such person shall file in the office of the municipal authority a written petition requesting such hearing and setting forth a brief statement of the grounds therefor 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 the suspension. Upon receipt of such petition, the Board 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 sixty (60) days after the day on which the petition was filed.

914.3 **Findings and Order**

After such hearing the Zoning Hearing Board 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 was served as provided in §915.1. 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.

914.4**Record; Appeal**

The proceedings at such a hearing, including the findings and decision of the authority, and together with a copy of every notice and order related thereto shall be entered as a matter of public record by the Zoning Officer 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 may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this Commonwealth.