

ARTICLE 8

MOBILE HOME PARK REQUIREMENTS

800 PERMITS

- 801 It shall be unlawful for any person to operate, maintain, construct, alter or extend any mobile home park within the Township unless the person holds a mobile home park permit issued by the Township.
- 802 Permits for new mobile home parks, or any alterations to or expansion of mobile home parks, shall be issued after the land development plans have been approved subject to the requirements of this Ordinance. The land development plans shall comply with the submission and procedural requirements of this Ordinance, the design criteria of Article 7, and the improvements requirements of this Ordinance.

810 DESIGN STANDARDS

- 811 The mobile home park site shall meet the criteria of Section 792.1 relating to the development of areas with environmental limitations.
- 812 Storm drainage management shall be provided consistent with the requirements of Section 770.
- 813 Site grading shall occur in conformance with the requirements of Section 791.3.
- 814 No part of the mobile home park shall be used for non-residential purposes excepting such uses necessary for the management and maintenance of the park, recreation facilities, and utility appurtenances.
- 815 A landscaping plan consistent with the requirements of Section 792.2 shall be developed.
- 816 The private street system shall be designed and built to the Township standards.
- 816.1 The roads shall meet the design standards of Section 740 for local roads.
- 816.2 The roads shall be built to the standards contained in the Township local road construction specifications.
- 817 Off-street parking shall be provided as required by the Township Zoning ordinance.
- 818 Pedestrian walkways meeting the following standards shall be provided.
- 818.1 All parks shall provide safe, convenient, all-season pedestrian access between individual mobile homes, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

- 818.2 Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, such common walks shall have a minimum width of three and one-half (3-1/2) feet.
- 818.3 All mobile home stands shall be connected to common walks, streets, driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.
- 819 Mobile homes shall be sited on mobile home stands in conformance with the following provisions:
- 819.1 The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of the mobile home.
- 819.2 The stand shall be constructed from either concrete, or other material sufficient to adequately support the mobile home and to prevent abnormal settling or heaving under the weight of the home. The corners of the mobile home shall be anchored to prevent wind overturn and rocking with tie downs such as concrete "dead men", screw augers, arrowhead anchors, or other devices suitable to withstand a tension of at least two thousand eight hundred (2,800) pounds. The anchorage shall be adequate to withstand wind forces and uplift in accordance to applicable requirements in the BOCA Building Code, as amended.
- 819.3 After a mobile home has been anchored to the mobile home stand, the hitch which is employed for the transportation of the unit shall be removed, and there shall be a decorative skirt installed around the base of the unit.

820 WATER SUPPLY

- 821 Water service to all mobile home parks shall be supplied by connection to the public water supply system. The adequacy of the distribution system and the availability of service (as per Section 425.8) shall be demonstrated.
- 822 Fire hydrants in accord with the requirements of Section 761 shall be provided.

830 SEWAGE DISPOSAL

831 All mobile home parks shall be connected to the public sanitary sewer system upon construction or expansion. The availability of service and the adequacy of the distribution system shall be certified as required by Section 425.9.

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

831.2 Provisions 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.

840 ADDITIONAL REQUIREMENTS

841 Electrical Distribution System

841.1 General Requirements

Every mobile home park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed in accordance with Pennsylvania Power and Light Company or Metropolitan Edison Company specifications regulating such systems and the National Electric Code.

841.2 Power Distribution Lines

All power lines shall be located underground.

842 Refuse Handling

Refuse disposal containers shall be provided in paved areas. The containers shall be suitably screened.