ARTICLE XI – MANUFACTURED AND MOBILE HOME PARKS

11.01 General Description

Manufactured/Mobile Homes are becoming an increasingly popular form of housing. However, because of their limited size, relative mobility, and type of construction, this type of housing requires the availability of supporting installations and services to provide the occupants with a healthful, safe, convenient, and attractive residential environment. The following restrictions and regulations are adopted as part of this Zoning Ordinance to establish standards for the use of Mobile Homes as single family detached dwellings, and to establish the standards and conditions under which Mobile Home Parks may be granted by the Zoning Hearing Board as special exception uses in the Residential District (R).

Individual Mobile Homes will be considered a single family detached dwelling if they conform with all requirements for single family detached dwellings, and with the following additional criteria:

A. All Mobile Homes shall be set upon and securely fastened to a permanent foundation of block or concrete, with concrete footings extending at least thirty six (36) inches below finished grade that will not heave, shift, settle or move due to frost action, inadequate drainage, or other forces acting on the superstructure. In addition to the foregoing the Mobile Home foundation will be provided with devices for anchoring the Mobile Home to the foundation to prevent overturning or uplift of the Mobile Home. The anchoring device should be in the form of anchor bolts, fastened securely to the base frame of the Mobile Home and anchored to the concrete footing with adequate anchor plates or hooks. The requirements of the Pa Uniform Construction Code (UCC) and the International Residential Code (IRC) must be met.

B. All wheels and any removable hitch shall be removed from the Mobile Home and either removed from the lot or placed within a building.

C. The construction of all Mobile Homes shall conform to the requirements of Act. No. 69 of the General Assembly of the Commonwealth of Pennsylvania, enacted May 11, 1972, HUD and other state or federal laws or regulations and no Mobile Home shall be modified or improved without strict compliance with this Act and all other provisions.

D. An enclosure of compatible design and materials shall be erected around the entire base of the Mobile Home. Such enclosures shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

E. The Mobile Home shall be connected to a public water and sewer system, if available. If not, the Mobile Home shall be permanently connected to a potable water supply and a septic system that shall meet all of the standards of
the Pennsylvania Department of Health, and the Pennsylvania Department of Environmental Resources.

F. All piping from outside fuel storage tanks or cylinders to Mobile Homes shall be securely and permanently fastened in place. All fuel oil supply systems provided for Mobile Homes shall have shut-off valves located within five (5) inches of storage tanks. All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any Mobile Home exit. All fuel storage tanks or cylinders which are buried shall not be placed beneath the Mobile Home.

G. All exposed non-current carrying metal parts of Mobile Homes and 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.

11.02 Area and Density Regulations

11.02.01 Minimum Size. The minimum size of a Mobile Home Park for which a building permit or certificate of use and occupancy may be issued shall be five (5) acres.

11.02.02 Density. When the Mobile Home Park is served by a public sewage system or a private sewage system using a treatment plant, there shall be a maximum of six (6) dwelling units per acre. When sub-surface sewage disposal methods are used, there shall be a maximum of one (1) dwelling unit per acre.

11.02.03 Setback. The minimum setback from a public road to any Mobile Home service or accessory building and the location of an off-street parking facility shall conform to the requirement of the district in which the Mobile Home Park is located.

11.02.04 Yard. The minimum allowable distance between any Mobile Home Park boundary line, and a Mobile Home, shall be fifty (50) feet.

11.02.05 Distance Between Buildings. Mobile Homes shall be separated from each other and service or accessory buildings and the adjoining pavement of a Mobile Home Park street or common parking area by at least twenty-five (25) feet.

11.03 Required Mobile Home Space Size and Mobile Home Stand

11.03.01 Mobile Home Space Size. Subject to the area and density regulations applicable to the park itself, the minimum area of any Mobile Home space
shall be seven thousand (7000) square feet. When all off-street parking as required in Article IX of this Zoning Ordinance is provided in common parking areas rather than on the Mobile Home space, the minimum Mobile Home space area shall be six thousand (6000) square feet.

11.03.02 Mobile Home Stand. Each Mobile Home space shall be provided with a hard surfaced Mobile Home stand providing a foundation that will not heave, shift or settle unevenly because of frost action, inadequate drainage, vibration or other forces acting on the superstructure. Each Mobile Home stand shall be equipped with appropriately designed utility connections. The space between the floor of the Mobile Home and the Mobile Home stand shall be enclosed to conceal all supports and utility connections.

11.04 Mobile Home Requirements

11.04.01 Minimum Floor Area. All single family detached dwelling units, including all Mobile Homes located in a Mobile Home Park, shall have a minimum of four hundred (400) square feet of floor space.

11.04.02 Location of Mobile Homes. All Mobile Homes located within a Mobile Home Park shall be properly affixed to an approved water, sewer, and electrical outlet.

11.05 Service and Accessory Buildings

11.05.01 Accessory Buildings. Service and accessory buildings shown on an approved plan may be erected in a Mobile Home Park. Attachments to individual Mobile Homes in the form of sheds and lean-to’s are prohibited.

11.05.02 Construction. All service and accessory buildings including management offices, storage areas, laundry buildings and indoor recreation areas shall be adequately constructed, ventilated, and maintained so as to prevent decay, corrosion, termites and other destructive elements for causing deterioration.

11.05.03 Mobile Home Park Office. Every Mobile Home Park shall contain a structure designed and clearly identified as the office of the Mobile Home Park manager.

11.05.04 Storage Space. Occupants of each mobile space shall be provided with at least one hundred fifty (150) cubic feet of enclosed storage space which shall be provided in a common storage building located in the Mobile Home Park or in individual storage units on each lot. The type of storage
facility shall be approved by the Township; however, sheds and lean tos are prohibited.

11.05.05 **Use of Service and Accessory Buildings.** Service and accessory buildings located in a Mobile Home Park shall be used only by the occupants of the Mobile Home Park or their guests.

### 11.06 Water Supply

11.06.01 **Approved Source.** All Mobile Home Parks shall be connected to a public water supply when available. Mobile Home Parks unable to connect to a public water supply shall have an adequate supply of potable water from a source approved by the Pennsylvania Department of Environmental Protection and shall be subject to the Department’s operating regulations.

11.06.02 **Connection Required.** All Mobile Homes and service buildings shall be connected to an approved water supply system. Individual water-riser pipes having an inside diameter of no less than three-fourths (3/4) inch shall be located on each Mobile Home stand and shall terminate no less than four (4) inches above the ground.

11.06.03 **Protection of Lines.** Adequate provisions shall be made to protect water service lines from damage including a shut-off valve on each Mobile Home space below the frost line.

11.06.04 **Fire Hydrants.** Where a public water supply is available fire hydrants shall be installed within six hundred (600) feet of all units.

### 11.07 Sewage Disposal

11.07.01 **Approved System.** All Mobile Home Parks shall be connected to a public sewerage system when available. When a Mobile Home Park is not connected to a public sewerage system, sewage shall be collected and disposed of by a method approved by the Pennsylvania Department of Environmental Protection.

11.07.02 **Connection Required.** All Mobile Homes and service buildings shall be connected to an approved sewerage system. Individual sewer-riser pipes having at least a four (4) inch diameter shall be located on each Mobile Home stand and shall extend at least one (1) inch above ground level. Provisions shall be made for sealing the sewer-riser pipe with a securely fastened plug or cap when the Mobile Home site is unoccupied.

11.07.03 **Protection of System.** Adequate provisions shall be made to protect sanitary sewers from storm water infiltration and breakage. All sewer lines shall be constructed of materials approved by the Pennsylvania
Department of Environmental Protection or the Municipal Sewer Authority.

11.08 Storm Drainage

11.08.01 Surface Drainage. The ground surface in all parts of the Mobile Home Park shall be graded and equipped to drain all surface water in a safe and efficient manner as approved by the Township Engineer.

11.08.02 Drainage Structures. Storm sewers, culverts, and related installations shall be provided to permit the unimpeded flow of natural water courses; to insure the drainage of all low points along the line of streets; to intercept storm water run-off along streets at intervals reasonably related to the extent and grade of the area drained.

11.08.03 Storm Water Kept Separate. Storm water shall be kept separate from sanitary waste until the latter is treated in a manner approved by the Pennsylvania Department of Environmental Protection.

11.09 Mobile Home Park Streets

11.09.01 Width. All Mobile Home Park streets shall have a right-of-way of fifty (50) feet and a paved width of (34) feet.

11.09.02 Construction Standards. Pavement base and pavement wearing surface shall be constructed according to the Township public road specifications.

11.09.03 Clear Sight Triangle. Measured fifty (50) feet along the center lines of intersections shall be kept free of all obstructions except at the intersection of a Mobile Home Park street with a public road where the clear sight triangle shall be one hundred (100) feet.

11.09.04 Grades. There shall be a minimum grade of zero point seven five (0.75%) percent and a maximum grade of ten (10%) percent on all Mobile Park streets.

11.10 Off-Street Parking Requirements

Off-street parking spaces shall be provided in all Mobile Home Parks in accordance with the requirements in Article IX of this Zoning Ordinance. One (1) space per dwelling unit shall be provided either on the Mobile Home site or in common areas within two hundred (200) feet of the Mobile Home served.
11.11 Pedestrian Walks

11.11.01 Required. All Mobile Home Parks shall provide pedestrian walks to allow pedestrian access between individual Mobile Homes, service and accessory building, and public rights-of-way.

11.11.02 Width. All pedestrian walks shall have a minimum width of four (4) feet except where a walk will provide access only to a group of Mobile Homes not exceeding four (4) in number, where they need be no more than three (3) feet in width.

11.11.03 Construction. All pedestrian walks shall be paved and shall be maintained in their original condition at all times.

11.11.04 Lighting. All pedestrian walks shall be provided with lighting units so spaced, equipped, and installed that will allow safe movement of pedestrians at night.

11.12 Ground Cover and Screening

11.12.01 Surface Protection. Ground surfaces in all parts of every park shall be paved, covered with other solid materials or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

11.12.02 Harmful Vegetation. Park grounds shall be maintained free of vegetation growth which is poisonous, or which may harbor rodents, insects or other pests harmful to humans.

11.12.03 Screening. Screening, such as fences or natural growth, shall be provided along the property boundary line separating the Mobile Home Park from adjacent properties.

11.13 Electrical Distribution

Every Mobile Home 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. Each Mobile Home shall be connected to this electrical distribution system.

11.14 Solid Waste and Vector Control

Solid waste disposal and vector control shall be the responsibility of the Mobile Home Park operator and shall be performed in accordance with the requirements of the Pennsylvania Department of Environmental Protection regulations.
11.15  Permits

A permit to construct or make alterations to a Mobile Home Park shall be issued only after a plan, which has been approved by the Lancaster County Planning Commission, has been filed with and granted by the Township Zoning Hearing Board. The Zoning Hearing Board shall require that the standards prescribed in this Article are met prior to its approval. No application for a zoning permit to construct a Mobile Home Park shall be considered complete until a special exception for such use has been granted by the Zoning Hearing Board.

11.16  Submission and Review of Plans

11.16.01 Plans for Mobile Home Parks shall be submitted to the Zoning Hearing Board as part of an application for a special exception, and to the Zoning Officer as part of the application for a zoning permit. Such site development plans for Mobile Home Parks shall contain the following information at a scale of not smaller than one inch equal fifty feet (1” = 50’):

A. All information required by Rules and Regulations, Commonwealth of Pennsylvania Department of Health, Chapter 4, Article 415, Regulations for Mobile Home Parks, Section 4, Submission and Review of plans adopted October 30, 1959, as amended from time to time.

B. Name of Mobile Home Park.

C. Name of municipality.

D. Date of plan preparation.

E. Graphic scale.

F. Name and address of firm preparing plan.

G. North point.

H. Name and address of owner of record.

I. Site data.

  1) Number of Mobile Home spaces.

  2) Number of acres.
3) Zoning district.

4) Density per acre.

5) Number of off-street parking spaces.

J. Location map.

K. Approximate boundaries of Mobile Home spaces numbered consecutively.

L. Location and dimension of pedestrian ways.

M. Location of off-street parking spaces.

N. Location of bench mark and datum used.

O. Location of proposed monuments and markers.

P. Location and dimensions of streets including:
   1) Complete curve data on center lines.
   2) Clear sight triangle at all street intersections.
   3) Typical cross section of all streets.
   4) Street center line profile.

Q. Location of all utilities.

R. Location, dimensions, and use of all service and accessory structures.

S. Location and dimensions of all Mobile Home stands.

T. Location of all plantings and landscaping.

U. Location and type of waste containers.

V. Engineer’s or surveyor’s certificates with seal that survey and plan are correct and comply with all requirements of this Ordinance.

W. Block for approval by Township Planning Commission.

X. Block for approval by Municipal Engineer.
11.16.02 A special exception for the Mobile Home Park shall be granted by the Zoning Hearing Board before the site development plan for Mobile Home Park may be submitted as part of the application for any necessary zoning permit. Prior to issuing any zoning permit for a Mobile Home Park, the Zoning Officer shall confirm that a special exception has been granted, that all Colerain Township reviews required by this Ordinance have been completed, and that all other applicable legal requirements have been met.

11.17 Certificate of Use and Occupancy

11.17.01 Original Issuance. A Certificate of Use and Occupancy for an approved Mobile Home Park shall be issued by the Zoning Officer upon presentation of a Certificate of Registration issued by the Pennsylvania Department of Health and/or Environmental Resources after inspection by the Zoning Officer as provided in Article XI of this Zoning Ordinance. A Certificate of Use and Occupancy shall be issued only for that portion of the Mobile Home Park for which all improvements shown on the approved plan have been installed. Additional Certificates of Use and Occupancy shall be issued for each future portion improved and ready for occupancy.

11.17.02 Renewal. The Certificate of Use and Occupancy shall be issued for a period of one (1) year and shall expire concurrently and require renewal at the same time as the Certificate of Registration issued by the Pennsylvania Department of Health. Renewal of Certificate of Use and Occupancy shall be performed in the same manner as described for issuance of the original Certificate of Use and Occupancy.

11.18 Inspection

The Zoning Officer of Colerain Township may inspect a Mobile Home Park at reasonable intervals and at reasonable times to determine compliance with this Zoning Ordinance.