

ARTICLE VII

MOBILE HOME PARKS

SECTION 701 MOBILE HOME PARK - DESIGN STANDARDS

A. Mobilehome Park Plan

1. A minimum of 10 acres shall be required for a mobilehome park in District Township.
2. The gross density of the mobilehome park shall not exceed three mobilehomes per acre of entire ownership.
3. Mobilehome spaces for permanent mobilehomes shall be provided consisting of a minimum of 7,000 square feet for each space which shall be at least 70 feet wide and at least 100 feet in length.
4. Mobilehomes shall be so parked on each space that there shall be at least a 50-foot clearance between mobilehomes.
5. No mobilehomes shall be located closer than 100 feet from a permanent building existing at the time the plan for the mobilehome park is approved and located on property owned by a person or entity other than the owner of the mobilehome park, or closer than 75 feet from any property line bounding the park, or closer than 75 feet from the right-of-way areas of any public street or public highway.
6. Not less than 25 percent of the gross area of the mobilehome park shall be provided, improved and maintained by the licensee as common open space for recreational use of the residents of the park.
7. Only one mobilehome shall be permitted on each individual mobilehome lot or space.
8. Within the rear and side yards a screen planting shall be installed and maintained having an ultimate height and width of not less than 15 feet and consisting of evergreen and deciduous material, but not within a front yard.
9. Street trees not less than 1½” to 2” caliper, and of a type approved by the Supervisors, shall be planted along all streets and spaced 35 feet apart, spacing to be staggered along interior streets.
10. Where existing trees are on the park property, those over six inches caliper shall be retained as far as practicable; otherwise, approved shade trees not less than 1½” to 2” caliper shall be planted and maintained among the mobilehomes.
11. All open areas not otherwise covered by paving, buildings, or low growing planting shall be planted and maintained in a lawn and at no time shall the grass be permitted to exceed four inches in height.

12. The front yard of the mobilehome park, in addition to lawn and street trees, shall be planted and maintained with flowering trees, shrubs and evergreens to afford privacy for the occupants of adjacent mobilehomes, but this need not be screen planting as required along the rear and side lot line fences.
13. The mobilehome park shall have access to a public street either directly or via a 50-foot right-of-way that has a 35-foot wide cartway.
14. No mobilehome shall be located nearer than 25 feet to an internal street line within the park.
15. There shall be variety in the arrangement and orientation of mobilehomes, with particular attention given to topography and existing trees, and the lack of variety in orientation will be discouraged.
16. The maximum coverage of any mobilehome park property by impervious materials shall be 30 percent.
17. Safety and convenience shall be major considerations in the layout of streets, walks and parking areas within the mobilehome park and streets shall be continuous insofar as possible.
18. Storage of yard equipment shall be either inside the mobilehome or in an attached or detached accessory storage building.
19. A mobilehome may be placed, installed or erected, and a mobilehome park may be used or occupied for any of the following purposes, and no other:
 - a. Single-family mobilehome.
 - b. Office building designed for and used exclusively by the operator.
 - c. Utility building for the housing of maintenance and repair vehicles, tools and equipment.
 - d. Accessory building containing laundry, washing and drying facilities exclusively for the use for the mobilehome park occupants.
 - e. Recreation area and related apparatus, including swimming pool and bathhouse with dressing rooms and toilets, exclusively for the use of the occupants of the mobilehome park.

B. Construction Requirements

1. Every mobilehome park shall be provided with electric power. An electric outlet supplying 220-230 volts shall be provided and an individual meter box installed in accordance with Utility Company's specifications for every mobilehome space. All power lines and wiring shall be underground and shall be at least 40" underground for secondary lines. No above ground power lines or wiring shall be permitted. All electric wiring in the mobilehome park shall be in accordance with the National Electric Code. Adequate overcurrent protection shall be provided on all circuits. Service lines to each

mobile space shall be weatherproof, insulated, and not smaller than two number two copper wires and one number four copper wire, or aluminum wires of equal capacity.

2. Street and yard lights sufficient in number and intensity to permit the safe movement of vehicles and pedestrians shall be provided. Lights shall be at least equal to 7800 lumens each spaced at intervals of not more than 75 feet or 3400 lumens each spaced at intervals of not more than 50 feet, in either case located not less than 12 feet nor more than 15 feet from the ground and shall be effectively related to buildings, walks, trees, steps and ramps. Lights shall be kept burning from sunset to sunrise.
3. All mobilehome parks shall be connected with a community water supply approved by the DEP and water shall be supplied from such water supply to each mobilehome Space. Fire hydrants shall be required as per Section 602 G. of this Ordinance.
4. All mobilehome parks shall be connected to a community sewage disposal system. Each mobilehome space shall be provided with a trapped sewer below frost lines at least four inches in diameter and sloped so as to provide a minimum flow velocity of not less than two feet per second when flowing half full. The sewer shall be provided with suitable fittings so that a water and gas tight connection. Such individual home connections shall be so constructed that they can be closed when not linked to a mobilehome and shall be trapped in such a manner as to maintain them in an odor-free condition. Sufficient cleanouts, handholes, and manholes shall be installed in sewer systems so as to maintain serviceable conditions. Sewer lines shall be located in a separate trench from water mains.

All sewerage systems shall meet applicable local plumbing and sanitary codes, shall be approved by the appropriate Township officials, and shall meet all standards of the DEP.

5. Interior Streets. All interior streets shall be designed and constructed in accordance with this Ordinance and shall be paved to a width of at least 24 feet; all access streets, between interior streets and the public street, shall be paved to a width of at least 35 feet.
6. Storm Water Drainage. Ample provisions shall be made to handle the storm water drainage which is involved in any way with the mobilehome park, including the installation of catch basins, curbing and inlets, and adequate pipe to carry the storm water to detention and/or to discharge points. Storm water controls shall be approved by the Board of Supervisors.
7. Mobilehome Stand:
 - a. Foundation - All mobilehomes shall be on a suitable masonry block foundation adequate to prevent heaving, shifting or settling unevenly under the weight of the mobilehome due to frost, drainage, vibration, or other forces. Foundations shall be at least thirty-six (36) inches below grade.
 - b. Anchoring - All mobilehomes shall be anchored on a concrete foundation or runway with anchors or tie-downs such as deadmen eyelets or other devices to secure the stability of the mobilehome.
8. All required planting throughout the mobilehome park shall be in accordance with an approved Planting Plan.

9. No parking shall be permitted on streets within the park.
10. Each mobilehome shall be provided with at least two parking spaces in a location convenient to the occupants of the mobilehome served.
11. Each mobilehome shall be served by its own sidewalk having a width of not less than four feet.
12. Nothing herein shall be construed to prohibit a paved patio adjacent to a mobilehome, provided, however, that the total area of any patio shall not exceed 120 square feet.
13. All mobilehome parks shall be provided with solid waste collection stations at convenient but inconspicuous locations, each serving not more than ten mobilehomes, and consisting of self-closing containers, with separate containers for garbage and trash, placed on a concrete slab and accessible for truck pick-up, and completely screened from view by solid fencing or evergreen planting, or a combination of such materials; all such stations shall be serviced for pick-up at intervals not less than twice each week from October 1st to May 30th and three times each week from June 1st to September 30th; such stations shall be shown on the development plan.
14. A mobilehome park operator may at his discretion establish a laundry for the use of the mobilehome park residents. The laundry facilities should be in a separate building and be well ventilated with screened openings, shall be construed of such moisture proof material including painting woodwork, as shall permit repeated cleaning and washing. The floors of the laundry building shall be of water impervious material and shall slope to a floor drain connected with the sewage system.
15. Insect and Rodent Control. Insect and rodent control measures to safeguard public health, as recommended by the Health Officer or other authority, shall be applied in the mobilehome park. Effective larvicidal solution may be recommended by the Health Officer for fly or mosquito breeding areas which cannot be controlled by other more permanent measures.

Accumulations of debris that may provide harborage for rodents shall not be permitted in the mobilehome park. When rats or other rodents are known to be in or near the mobilehome park, the operator shall take definite action under direction by appropriate health authority, to exterminate them. In addition, suitable measures as recommended by the Health Officer shall be taken by the Mobile Park Operator to control other insects and obnoxious weeds.

16. Fire Protection

- a. Fire alarms and instructions - Provision shall be made for giving a general alarm in case of fire. A bell, iron hoop or similar manually operated device may be used for this purpose. It shall be the duty of the Mobilehome Park Operator or Owner to instruct all tenants of means of summoning fire-fighting apparatus, police, medical help, and of the proper operation of fire extinguishers.

A public telephone shall be available at all times to summon fire, police, and other protective services without the necessity of inserting a coin. Up to date listings of telephone numbers of emergency services shall be permanently displayed near the telephone.

- b. Fire Extinguishers - The licensee of every mobilehome park shall require all mobilehomes in the park to be equipped with at least one approved hand-operated fire extinguisher of a type suitable for use on oil fires, preferably the foam type. The extinguisher shall be installed on the inside of the mobilehome in a fixed location, preferably near a door but in no case in close proximity to the cooking or heating stove.

In the absence of a system of yard hydrants and hose, a complement of approved fire extinguishers on wheels for every 20 mobilehome spaces shall be provided, housed not further than 150 feet from any mobilehome. Each complement of extinguishers shall contain one foam type extinguisher (with anti-freeze) of a 2½-gallon rated capacity, for Class A type fires, and at least one approved carbon-dioxide dry chemical or vaporizing liquid extinguisher of at least 25-pound capacity for Class B oil type fires. All extinguishers shall be kept in good operating condition and checked yearly by an appropriate authority.

Mobilehome parks shall be kept free of litter, rubbish, and other flammable material.

- c. Means of Egress - Two doors, one located at each end of the mobilehome, shall be provided. Doors and screen doors shall be of the hinged type, opening outwardly from the inside. Locks, when provided, shall be of the type that permits opening from the inside by the simply operation of a knob or lever or by pressure against the door.

17. Oil Burning Heating and Cooking Stoves - Oil burning cooking and heating stoves shall be provided with flue connections to the outside of the mobilehome. Flues shall penetrate the roof of the mobilehome through a weather tight sheet metal shield or roof jack which shall provide a clearance of at least two inches between the flue and combustible roof material if approved outlet flues are provided. A clearance of at least six inches shall be provided if metal flues are used. Down draft diverters shall be provided on all vents from oil-burning stoves.

Oil burning stoves for heating purposes may provide for attachment to fuel tanks located outside and separate from the mobilehome. Auxiliary oil storage tanks, when provided shall be so located as to require filling and drainage on the outside of the mobilehome and shall be securely fastened in position in a place readily available for inspection. When

installed in closed compartment, outside the mobilehome, such compartment shall be ventilated at the bottom.

No gasoline, coal, wood burning or portable stove equipment shall be permitted unless installed as original equipment by the mobilehome manufacturer. Fires shall be made only in approved stoves, incinerators and other equipment intended for such purposes.

18. Fuels - Cylinders, containing liquefied petroleum gas or oils to be used as fuel by mobilehome occupants should be connected to the stoves by leak-proof connections. The cylinders should be securely fastened in place, not less than 5 feet from any mobilehome. State and local codes applicable shall be followed.
19. Animals and Pets - No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large.

SECTION 702 ADDITIONAL IMPROVEMENTS

The Township may, in the interest of the health, safety, and general welfare of residents of both the mobilehome park and the rest of the Township, require additional improvements be supplied by the developer.

SECTION 703 MOBILEHOME PARKS - ADDITIONAL REGULATIONS

Applications and plans for mobilehome parks shall comply with Articles III, IV, VII, VIII and IX of this Ordinance.

SECTION 704 PERMITS AND LICENSE

It shall be unlawful for any person to construct, alter, extend, or operate a mobilehome park within the limits of District Township unless and until he holds:

- A. A valid Permit issued by the DEP in the name of the operator for the specified construction, alteration or extension proposed; and
- B. A valid license issued by the Township Zoning Officer in the name of the operator, which shall not be issued until a copy of the DEP permit has been furnished, and all other requirements contained herein have been complied with.

SECTION 705 APPLICATIONS, INSPECTIONS, RENEWALS

- A. Application to the DEP for a Permit shall be made by the operator in accordance with the DEP Chapter 4, Article 415, "Regulations for Mobilehome Parks", adopted October 30, 1959, as amended; and
- B. Application to District Township for a license shall be made by the operator to the Township Zoning Officer using the form furnished by the Township, for the operation of a mobilehome park, and a copy of the DEP Permit shall accompany the application.
- C. Inspection and Issuance, or Refusal, of License. Upon receipt of the application for license, the Zoning Officer shall:

1. Verify the validity of the DEP permit.
 2. Verify the Planning Commission's review and Supervisor's 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. License shall be valid for one year from date of issue.
 3. In the event that the Planning Commission has not reviewed the Development Plan; or the Supervisors have not approved the Development Plan; or the Zoning Officer shall find evidence among the exhibits submitted, or otherwise, that the provisions of this Ordinance have not been or will not be complied with, it shall be his duty to refuse to issue a license, despite the fact that a permit from the DEP might have been obtained. The reasons for the refusal of the license shall be given to the applicant in writing.
- D. Permits and license shall be renewed each year, before January 1st, upon application by the operator to the DEP and to the Zoning Officer, respectively, and upon the furnishing of proof by the operator in writing. License shall be valid for one year from date of issue.
- E. The annual license fee for each mobilehome park shall be as established by the Supervisors from time to time.
- F. The penalties for violation of the permit requirements for mobilehome parks shall be the same as those established under Section 803 of this Ordinance.

SECTION 706 APPLICABILITY TO EXISTING MOBILEHOME PARK

- A. Existing mobilehome parks licensees shall comply, to the extent possible, with the provisions of this Ordinance.
- B. Any extension of an existing mobilehome park after the effective date of this Ordinance shall be in strict accordance with the provisions hereof.

SECTION 707 INSPECTION

- A. Mobilehome park shall be subject to inspection during any stage of construction and at any time during its operation by authorized representatives of the Township of District or other agency having jurisdiction, and such representative shall make known his presence and authorization to the operator at the time of each inspection.
- B. The Zoning Officer shall represent the Township for such inspections.
- C. The Zoning Officer is hereby authorized to stop all work or other activity that he finds to be in violation of the provision of this or other applicable ordinances.