

ARTICLE 9

MANUFACTURED/MOBILE HOME PARK REGULATIONS

Section 901. PURPOSE

East Pennsboro Township recognizes the importance of providing a variety of residential dwelling types, designs and layouts to meet the housing needs of its residents. In accordance with the requirements of Article V, Section 501 of the PA Municipalities Planning Code, Act 247, Article 9 is established to provide reasonable standards for the development of manufactured/mobile home parks which will be coordinated with the design and improvement requirements of this ordinance as a whole, and will encourage well coordinated, convenient and safe environments for manufactured/mobile home residents.

Section 902. PLAN REQUIREMENTS AND PROCESSING PROCEDURE

The plan requirements and processing procedure for a manufactured/mobile home park as a land development shall be in accordance with the requirements contained in ARTICLE 3 of this Ordinance.

Section 903. DESIGN STANDARDS AND OTHER REQUIREMENTS

The arrangement and other design standards of streets, easements, blocks, lots, stormwater management and erosion and sediment pollution control shall be in accordance with the requirements contained in this Ordinance, except as otherwise specified in this Article and/or the East Pennsboro Township Zoning Ordinance, as amended.

A. Site-Location and Design Standards:

1. Layout of Lots

- a. All Manufactured/Mobile Home lots shall abut a street. Side lot lines laid out in rectangular blocks shall be diagonal to the street at an angle no greater than 30 degrees from perpendicular. Front and rear lot lines in rectangular blocks shall be straight and continuous.
- b. In cul-de-sac arrangements, the side lot lines shall be radial to the street lines.

2. Lot Dimensions:

The lot width shall be not less than 60 feet at the minimum required building setback line for interior lots. Lot Areas shall be not less than 7,200 square feet. In addition each manufactured/mobile home lot shall:

- a. be designed to fit dimensions of mobile or manufactured homes anticipated.
- b. provide for each manufactured/mobile home all public utilities, pads, hookups, appurtenant structures and other appendages.

3. Corner Lots:

Corner lots for manufactured/mobile home use shall have the manufactured/mobile home situated to permit the required building set back from both streets and allow proper sight distance.

4. Building Setback Lines:

The minimum setbacks from the lot line shall be as follows:

- a. park boundary property line - 35 feet.
- b. front yard -15 feet.
- c. side yard -10 feet.
- d. rear yard -10 feet.
- e. Accessory structures shall be permitted in the rear yard no closer than five (5) feet from the rear or side lot lines of the manufactured/mobile home lot.

5. Buffer Strips and Screening

Screening will be provided within a buffer area twenty (20) feet in width along the entire perimeter of the manufactured/mobile home park in order to separate the manufactured/mobile home park from the adjacent land uses and roadways. Screening for the manufactured/mobile home park shall include one of the following screening options provided on Chart 9-1.

CHART 9-1 - Screening

<u>Options</u>	<u>Minimum Tree Size</u>	<u>Maximum Spacing Distance</u>
<u>Option 1</u>		
Wall/Fence a Hedge	6' in height 6' in height	NA, with NA,
<u>Option 2</u>		
A Hedge Evergreen Trees	6' in height 4' in height	NA, plus 10' on center
<u>Option 3</u>		
Evergreen Trees Deciduous Trees	6' in height 6' in height, 2" caliper	6' on center, plus 15' on center.

B. Manufactured/mobile Home Park Street System:

1. General Requirements:

A safe and convenient vehicular access shall be provided from abutting public streets or roads. Streets within the manufactured/mobile home park shall be privately owned.

2. Location Principles:

The streets or roads in a manufactured/mobile home park shall be located and built with regard to:

- a. providing traffic-ways for convenient access to each manufactured/mobile home lot and other important facilities in the park.
- b. recognizing existing easements which are to be preserved.
- c. permitting connection to existing facilities where necessary for the proper functioning of drainage and utility systems.

3. Circulation:

The street system should provide convenient circulation by means of minor street and properly located collector streets. The following standards shall also be applied to manufactured/mobile home park street systems.

- a. Closed ends of dead-end streets shall be provided with a paved vehicular turning space having a minimum diameter of at least 80 feet to the outside paving edge.
- b. Interior streets shall be so laid out in a manner which will reduce or eliminate use by through traffic.
- c. The manufactured/mobile home park shall be provided with two entrances for emergency access.
- d. Where a manufactured/mobile home park abuts or contains an existing or proposed arterial street, the Board of Commissioners may require marginal access streets, reverse frontage with screen planting along the rear property line, or such other treatment as may be necessary to afford separation of through and local traffic.

4. Extent of Street Improvements:

General Requirements

In addition to the Street Construction requirements of this Ordinance, the street improvements in manufactured/mobile home parks shall conform to the following general design requirements:

- a. Extend continuously from the existing improved street to provide access to each manufactured/mobile home lot and other facilities in the park.
- b. Provide convenient circulation of vehicles.

5. Street Surfacing:

Streets shall be surfaced to the grades and dimensions shown on the street profile and cross-section plan submitted and approved with the final plan. The paving and wearing surface shall be constructed according to the standards outlined in Section 506 of this Ordinance.

C. Blocks:

The size and shape of blocks shall be determined with regard to:

1. Need for convenient access, automotive and pedestrian movement.
2. Providing desirable lot depths for interior walkways and easements for utilities to be located within the block.
3. Blocks shall not exceed a maximum length of six hundred (600) feet.
4. Pedestrian paths should be designed within blocks to permit convenient access to other areas of the manufactured/mobile home park.

D. Sidewalks:

Sidewalks may be required where essential to assist circulation or pedestrian movement and safety to common or important facilities in the park. Sidewalks shall be constructed in accordance with Section 507 of this Ordinance.

E. Easements:

1. Easements shall be provided to the appropriate third party for all utilities not located in a public right-of-way and for well-defined watercourses.
2. Utility, conservation, stormwater, drainage, pedestrian and other easements shall be provided in accordance with Section 518 of this Ordinance.
3. Easements shall be centered on the utility or watercourse alignment.
4. Where necessary for access to public or common lands, a pedestrian easement shall be provided with a width of no less than ten (10) feet. Additional width may be required by the Board of Commissioners depending on the purpose and use of the easement.

F. Mailboxes

The owner shall provide and maintain a central location(s) for mailboxes for persons living within the park.

Section 904. SOLID WASTE DISPOSAL

- A. The applicant shall provide information to the Township regarding the treatment and disposal of solid waste and garbage related to the Manufactured/mobile home park.
- B. All solid waste storage facilities shall be located in areas conveniently located to park residents and shall not be less than fifty (50) feet from any manufactured/mobile home unit.

Section 905. PARK AND RECREATION FACILITIES

A. General

All Manufactured/mobile home park land development plans submitted after the effective date of this ordinance shall provide for suitable and adequate recreation for children and residents of the manufactured/mobile home park in order to (1) insure adequate recreational areas and facilities to serve the future residents of the Township; (2) reduce increasing usage pressure on existing recreational areas and facilities; and (3) insure that all present and future residents have the opportunity to engage in many and varied recreational pursuits.

B. Required Play Space Allocation

- 1. The amount of land required to be designed and provided for recreational purposes for manufactured/mobile home parks shall be three thousand (3000) square feet for manufactured/mobile home parks with ten (10) or fewer lots, and an additional two hundred (200) square feet of play space shall be provided for each additional manufactured/mobile home lot.
- 2. A maximum of twenty-five (25) percent of the total land area required by this section may consist of flood plain areas.
- 3. Such land set aside shall be suitable to serve the purpose of active and/or passive recreation by reason of its size, shape, location and topography and shall be subject to the approval of the Board of Commissioners.

C. Recreation Area Location Criteria

The Board of Commissioners shall consider the following criteria in determining whether to approve the proposed location of recreation areas in the Applicant's land development plans:

- 1. Site or sites should be easily and safely accessible from all areas of the manufactured/mobile home park, have good ingress and egress and have access to the park road system.
- 2. Site or sites should have suitable topography and soil conditions for use and development as a recreation area.
- 3. When designing and developing these recreation areas, it shall be done

according to the standards established by the National Recreation and Parks Association.

4. Site or sites should, to the greatest extent practical, be easily accessible to essential utilities, such as water, sewer and electric.
5. Site or sites should meet minimum size requirements for usable acreage with respect to National Recreation and Parks Association standards with seventy-five (75) percent of such area having a maximum slope of seven (7) percent.

D. Fee in Lieu of Private Reservation of Recreation Land

1. In a case where the Applicant does not wish to provide play space or recreation areas within the manufactured/mobile home park, and where the Board of Commissioners determines that because of the size, shape, location, access, topography or other physical features of the land that it is impractical to set aside a recreation area as required by this Article, the Board of Commissioners shall require a payment of a fee in lieu of required private reservation of such land which shall be payable to the Township prior to approval of each final section of the overall plan. Such fee shall be calculated by multiplying the number of mobile/manufactured homes in the park by the fee per dwelling unit.
2. The amount of the fee shall be set by resolution by the Board of Commissioners, and shall bear a reasonable relationship to the use of the public park and recreational facilities by future inhabitants of the manufactured/mobile home park in accordance with Section 520 of this Ordinance.
3. A fee authorized under this subsection shall, upon its receipt by the Township, be deposited in an interest-bearing account, clearly identifying the specific recreation facilities for which the fee was received. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only in properly allocable portions of the cost to construct the specific recreation facilities for which the funds were collected.

Section 906. IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

All improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with Article 5 of this Ordinance.

A. Street Lights:

Street or on-site lights shall be provided to illuminate streets, driveways, and walkways for the safe movement of vehicles and pedestrians at night. Their type and location shall be shown on the Lighting Plan submitted with the Final land development plan.

B. Underground Utilities:

Electric, telephone and all other utility facilities shall be installed underground.

Section 907. FEES AND LICENSES

A. Manufactured/mobile Home Park License

Any person intending to develop a tract of land as a manufactured/mobile home park shall have an approved land development plan and zoning permit from the Township for each such park, issued in accordance with the requirements contained in this Article and/or the East Pennsboro Township Zoning Ordinance, as amended. The applicant shall also possess a Manufactured/mobile home park license as prescribed by this Ordinance.

B. Permit Fees

At the time of filing the Preliminary Plan and the Final Plan for the development of a tract of land for a manufactured/mobile home park, the Applicant shall be required to pay to East Pennsboro Township fees as contained below.

1. A review fee in accordance with Article 10 of this Ordinance, based upon a fee schedule established by resolution, for manufactured/mobile home parks, shall accompany all applications for the original approval of all manufactured/mobile home parks.

In the event of approval of the applicant's proposal by the Township, an annual Manufactured/mobile home park license shall be obtained and all fees paid.

2. A land development application and appropriate review fee, based upon a fee schedule established by resolution, shall be required for each manufactured/mobile home lot to be altered or added to the manufactured/mobile home park.

C. Licenses

Any person intending to operate a manufactured/mobile home park within the Township shall have a license from the Township for each such park, issued in accordance with the requirements contained in this Article, as amended.

1. It shall be unlawful for any person to operate any manufactured/mobile home park within East Pennsboro Township unless he/she holds a valid license, in the name of such person for the specific manufactured/mobile home park. All license applications shall be made to the Township which shall issue a license upon compliance by the applicant with provisions of this ordinance and any other applicable legal requirements.
2. Application for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a licensing fee established by resolution and shall contain:
 - a. The name and address of the applicant;
 - b. The location and legal description of the manufactured/mobile home park;

- c. The plan of the manufactured/mobile home park, approved by the East Pennsboro Township Board of Commissioners, showing all manufactured/mobile home lots, manufactured/mobile home stands, structures, roads, walkways, service facilities, and storm water drainage facilities, and other pertinent information required by this Ordinance.
3. The license shall be valid for a period of one (1) year unless revoked by the Township.
4. Every person holding a license shall give notice in writing to the Township within ten (10) days after having sold, transferred, or otherwise disposed of his/her interest in or control of any manufactured/mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such manufactured/mobile home park.
5. Upon application in writing for transfer of the license and deposit of a fee established by resolution, the license shall be transferred if the manufactured/mobile home park is in compliance with all applicable provisions of this ordinance and regulations issued hereunder.
6. Applications for renewing a manufactured/mobile home park license shall be made in writing by the license holders. The license renewal shall be accompanied by the payment of the license fee established by resolution during the previous year. The application shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
7. Whenever, upon inspection of any manufactured/mobile home park, the Township finds that conditions or practices exist which are in violation of any provision of this Ordinance or any other remedies required by other regulations issued hereunder, the Township shall give notice in writing in accordance with Section 909.A, of this Ordinance to the person to whom the license was issued that unless such conditions or practices are corrected in a reasonable period of time as specified in the notice by the Township, the license shall be suspended. At the end of such period the Township shall re-inspect the manufactured/mobile home park and, if such conditions or practices have not been corrected, the license shall be suspended and notice given in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such manufactured/mobile home park, except as provided in Section 909.B. of this Ordinance.
8. Any person whose license has been suspended, or who has received notice from the Township that his/her license will be suspended unless certain conditions or practices at the manufactured/mobile home park are corrected, may request and shall be granted a hearing on the matter before the Township Board of Commissioners under the procedure provided by Section 909.B of this ordinance. If no petition for such hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the

expiration of such ten (10) day period.

Section 908. INSPECTION OF MANUFACTURED/MOBILE HOME PARKS

The East Pennsboro Township is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this ordinance and regulations issued hereunder.

- A. The Township shall have the power to enter at reasonable times upon any private or common property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance and regulations issued hereunder.
- B. The Township shall have the power to inspect the register containing a record of all residents of the manufactured/mobile home park and all manufactured/mobile home owners leasing land in the park.
- C. It shall be the duty of the owner(s) of the manufactured/mobile home park to give the Township access to such premises and records at reasonable times for the purpose of inspection.

Section 909. NOTICES, HEARINGS, AND ORDERS

- A. Whenever the Township determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance or regulations issued hereunder, notice shall be given of such alleged violation to the person to whom the permit or license was issued, as hereafter provided.

Such notice shall:

- 1. Be in writing;
 - 2. include a statement of the reasons for its issuance;
 - 3. Allow a reasonable time for the performance of any act it requires;
 - 4. Be served upon the owner or his agent as the case may require 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 sent by certified mail to his last known address, or when he has been served by such notice by any method authorized or required by the laws of the Commonwealth of PA;
 - 5. Contain an outline of remedial action which, if taken, will affect compliance with the provisions of this ordinance and regulations issued hereunder.
- B. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this ordinance, or regulation issued hereunder, may request a hearing on the matter before the Board of Commissioners, provided that such a person file in the office of the Township a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the day the notice was served.

The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Section

909.E.below. Upon receipt of such petition, the Board of Commissioners 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 ten (10) days after the day on which the petition was filed; provided that, upon application of the petitioner the Board of Commissioners may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when in their judgment the petitioner has submitted good and sufficient reasons for such postponement.

- C. After such hearing the Board of Commissioners shall make findings as to compliance with the provisions of this ordinance and regulations issued hereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in Section 909.A.4 above. Upon failure to comply with any order sustaining or modifying a notice, the license of the manufactured/mobile home park affected by the order shall be revoked.
- D. The proceedings at such a hearing, including the findings and decision of the Board of Commissioners and together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the Board of Commissioners. Any person aggrieved by the decision of the Board of Commissioners may seek relief from in any court of competent jurisdiction, as provided by the laws of the Commonwealth of Pennsylvania.
- E. Whenever the Township finds that an emergency exists which requires immediate action to protect the public, the Township may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as the Township may deem necessary to meet the emergency, including the suspension of the license. Notwithstanding any other provisions of this ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon a petition to the Board of Commissioners shall be afforded a hearing as soon as possible. The provisions of Section 909.C and 909.D above shall apply to such hearing and the order issued thereafter.

Section 910. MANUFACTURED/MOBILE HOME PLACEMENT AND REMOVAL

- A. It shall be the responsibility of the Manufacture/Mobile Home Park Owner to notify the Township when a privately owned manufactured/mobile home is placed in the manufactured/mobile home park. The notification of placement shall be forwarded to the Township Zoning Officer within thirty (30) days of the placement of the manufactured/mobile home.
- B. It shall be the responsibility of the Manufacture/Mobile Home Park Owner to supply the Township Tax Collector with the Status of Occupancy Report for new and vacated manufactured/mobile homes placed or leased within the manufactured/mobile home park. The Status of Occupancy Report shall be provided within ten (10) days of new tenant occupancy.
- C. It shall be unlawful for the owner, tenant or custodian of a manufactured/mobile home to remove or attempt to remove from East Pennsboro Township a manufactured/mobile home without first obtaining a Removal Permit from the Township Tax Collector.

Section 911. MODIFICATION OF REQUIREMENTS

The application for a modification of requirements shall be in accordance with the provisions of ARTICLE 11 herein.

Section 912. ENFORCEMENT, AMENDMENTS, REMEDIES, SEVERABILITY, AND REPEALER

The enforcement, amendments, remedies, severability and repealer provisions shall be in accordance with the provisions of Article 12, herein.