

ORDINANCE 41-1996

AN ORDINANCE OF THE TOWNSHIP OF  
EAST HUNTINGDON ESTABLISHING  
STANDARDS AND REQUIREMENTS FOR  
MOBILE HOME PARKS, REQUIRING PERMITS  
FOR MOBILE HOME PARKS AND MOBILE  
HOMES IN SUCH PARKS ESTABLISHING  
FEES AND PRESCRIBING PENALTIES AND FINES  
FOR VIOLATIONS AND FAILURE TO COMPLY.

WHEREAS the Board of Supervisors of East Huntingdon Township, Westmoreland County, Pennsylvania desire to establish rules, regulations, standards and requirements for newly constructed Mobile Home Parks and/or for expansion of existing Mobile Home Parks and to prescribe penalties and fines for failing to comply and for violations and

WHEREAS the Board of Supervisors desire to require Mobile Home Parks to be permitted and Mobile Homes registered upon arrival and require to have an exit permit upon leaving.

NOW THEREFORE, be it ordained by the Board of Supervisors of East Huntingdon Township, and it is thereby ordained, that Mobile Homes and Mobile Home Parks shall comply with the following rules, regulations, standards and requirements as follows:

**Article I Definitions.**

As used in this ordinance, the following words and terms shall have the meanings ascribed to them in this article:

1. **Mobile home:** a transportable single-family dwelling, which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing, and sanitary facilities as immobile housing;

2. **Mobile home lot:** a parcel of land for the placement of a single mobile home and the exclusive use of it occupants;

3. **Mobile home park:** a parcel of land, five (5) acres or more, upon which has been or is to be placed four (4) or more mobile homes for non-transient residential use, and which is operated or to be operated by one individual;

4. **Mobile home stand:** that part of an individual mobile home lot that is reserved for the placement of a mobile home, appurtenant structures or additions;

5. **Officer:** the individual designated by the board of supervisors to enforce this article;

6. **Permit:** written approval, in whatever form, as issued by the township in conformance with this article, authorizing a person to operate a designated mobile home park;

7. **Service or recreational building:** a structure housing operational, office, recreational, park maintenance and other facilities built to conform to required State and local standards;

8. **Sewer connection:** all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe;

9. **Sewer riser pipe:** that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space;

10. **Water connection:** all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home;

11. **Water riser pipe:** that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot;

12. **Water service pipe:** all pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

## **Article II Permits.**

1. **Permit required:** it shall be unlawful for any person to maintain, alter or extend any mobile home park within the limits of the township unless he holds a valid permit issued from the township.

2. **License from Pennsylvania Department of Environmental Resources a prerequisite for issuance of permit:** as a prerequisite to the issuance of the permit referred to in Subsection "1" above section, the applicant must have already been issued all required licenses or permits from the Pennsylvania Department of Environmental Protection.

3. **Conditions for granting permits for new mobile home parks:** no permit shall be issued by the township for a new mobile home park until all the requirements of the township subdivision ordinances, and any other applicable ordinances and resolutions of the township have been conformed to, and until the township has reviewed and approved the plan for the proposed new mobile home park. The township subdivision regulations apply except where this article specifically prescribes different requirements applicable to mobile home parks.

4. **Application to the Township:** the applicant for the township permit shall concurrently file a copy of any license and permits from the Department of Environmental Protection and the application for the township permit to operate a mobile home park, the latter application to be made upon the official form issued by the township.

5. **Inspection of park and issuance of permit:** upon receipt of the application referred to in Subsection "4" of this article, the officer shall forthwith inspect the park for which the permit is sought, in order to determine whether the park is in compliance with provisions of this ordinance. Upon favorable determination of compliance, and, having been furnished with a copy of the license issued by the Department of Environmental Protection, and receipt of the fee prescribed in Subsection "8" of this section, the officer shall issue a mobile home permit to the applicant, which shall be valid for a period of one (1) year after issuance.

6. **Transfer of permit:** within ten (10) days after a mobile home park has been sold, transferred, given away or otherwise disposed of, interest or control of a mobile home park, the person to whom transfer was made shall notify the officer, and furnish him with proof that any license from the Department of Environmental Protection has been transferred.

7. **Renewal permits:** the officer shall issue renewal permits for successive one-year periods after application by the permit holder and after the permit holder has furnished proof that the park continues to meet the standards of the Department of Environmental Protection and this ordinance.

8. **Fees:** A fee of \$200 shall be paid for the issuance of an original or renewal permit, and a fee of \$10.00 for each mobile home on a mobile home lot shall be paid for each original or renewal permit. These fees shall accompany the application.

9. The mobile home park shall maintain a register containing all names and addresses of park occupants that shall be available for inspection by the township. All new occupants shall be required to registered upon entry and the mobile home park shall forward the name and address of every new occupant within ten days of arrival. Every occupant who shall remove a mobile home or house trailer shall not do so until first having obtained a removal permit from the local tax collector and filing a copy of the same with the mobile home park office. The mobile home park shall require a forwarding address for any occupant removing a mobile home or house trailer. The mobile home park shall forward a copy of the renewal permit and the forwarding address to the township.

### **Article III Inspections:**

1. **Authority to inspect:** the officer may inspect any mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.

2. **Effect of failure to meet standards:** 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, the officer shall give notice in

writing to the person to whom the permit was issued his agent and/or person in charge advising them that unless those conditions or practices are corrected within a reasonable period of time specified in the notice, the permit to operate in the township shall be suspended. At the end of that period, that mobile home park shall be reinspected and, if those conditions or practices have not been corrected, the officer shall suspend the permit and give notice in writing of the suspension to the person to whom the permit was issued, his agent and/or person in charge.

#### **Article IV Environmental, open space and access requirements.**

1. **Site location:** the location of all mobile home parks shall comply with the following minimum requirements:

(a) free from adverse influence by 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) fully comply with any flood laws, regulations or ordinances of the Commonwealth of Pennsylvania, County of Westmoreland or The Township of East Huntingdon;

2. **Site drainage 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.

(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.

3. **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 the emanation of dust during dry weather.

(b) Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

4. **Park areas for nonresidential uses:** no part of any park shall be used for

non-residential purposes, except for those uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.

**5. Required setbacks, buffer strips and screening:**

(a) All mobile homes shall be located at least 35 feet from any park property boundary line abutting upon a public street or highway and at least 30 feet from other park property boundary lines.

(b) There shall be a minimum distance of 20 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 nonresidential 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 uses.

**6. Required separation between mobile homes:**

(a) Mobile homes shall be separated from each other and from other buildings and structures by at least 25 feet provided that mobile homes placed end-to-end may have a clearance of fifteen (15) feet where opposing rear walls are staggered.

(b) An accessory structure which has a horizontal area extending 25 square feet, is attached to a mobile home and/or located within ten (10) feet of its window, and has an opaque or translucent top or roof that is higher than such window shall, for purposes of this separation requirement, be considered to be part of the mobile home.

**7. Park street system:**

(a) **General requirements:** A safe and convenient vehicular access shall be provided from abutting public streets or roads.

(b) **Access:** The entrance road connecting the park streets with a public street or road shall have a minimum pavement width of 34 feet and be hard surfaced.

(c) **Internal streets:** Internal shall be hard surfaced roadways and shall be of adequate width to accommodate anticipated traffic, and in any case shall meet The following minimum requirements:

(1) Where parking is permitted on both sides, a minimum width of 34 feet will be required.

(2) A minimum road pavement width of 28 feet will be required.

(3) Dead-end streets shall be provided at the closed end and with a turnaround having an outside roadway diameter of at least 60 feet.

(d) **Required illumination of park street systems:** All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide average levels of illumination for the safe movement of pedestrians And vehicles at night.

(e) **Street construction and design standards:**

(1) **Streets:** All streets shall be provided with a smooth, hard and dust-free surface which will be durable and well drained under normal use and weather conditions.

(2) **Grades:** Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more that eight percent (8%). Short runs with a maximum grade of 12% may be permitted. Provided traffic safety is assured by appropriate surfacing, adequate leveling areas and avoidance of lateral curves.

(3) **Intersections:** Within 100 feet of an intersection, street shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

8. **Off-street parking areas:**

(a) Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests at the minimum rate of two (2) per mobile home stand.

(b) Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve.

9. **Walks:**

(a) **General requirements:** All parks shall provide safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

(b) **Common walk system:** Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, those common walks shall have a minimum width of four (4) feet.

(c) **Individual walks:** All mobile home stands shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such

individual walks shall have a minimum width of three and one-half (3 ½) feet.

**10. Mobile home stands -- construction:**

(a) The area of the mobile home stand shall be improved to provide a adequate foundation for the placement of the mobile home, and in such a position to allow a minimum of 20 feet between the mobile home and the adjoining pavement of a park street, or common parking area or other common areas and structures. Mobile home stands will be provided with devices for anchoring the stands to prevent overturning or uplift.

(b) The mobile home stand shall be designed so as not to heave, shift or settle unevenly under the weight of the mobile home because of frost action, inadequate drainage, vibration or other forces acting on the super-structure.

**11. Mobile home lots -- minimum area:** A mobile home park shall have an average gross area per mobile home stand of not less than 4000 square feet. The minimum frontage shall be 40 feet.

**Article V Water supply.**

1. **General requirements:** An adequate water supply shall be provided for mobile homes, service buildings, and other accessory facilities as required by this article. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water supply system shall be approved by the Pennsylvania Department of Environmental Protection or other authorities having jurisdiction.

**2. Source of supply:**

(a) The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

(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.

**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.

#### **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 nonpotable or questionable water supplies and shall be protected against the hazards of back-flow or back-siphonage.

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

#### **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 water connection possible and decreasing susceptibility to water pipe freezing.

(b) The water-riser pipe shall have a minimum inside diameter of three-fourths (3/4) of an 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 front 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 manufacture and their method of installation are approved.

#### **Article VI Sewage disposal:**

1. **General requirements:** A sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. As required and approved by the Departments of Environmental Protection the system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Protection rules and regulations.

## **2. Individual sewer connections:**

(a) Each mobile home stand shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connections to the mobile home drain outlet will approximate a vertical position.

(b) The sewer connection, as defined in this ordinance, shall have a normal 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, corrosion-resistant, nonabsorbent 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.

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 and the township, and shall have watertight joints. All sewer lines shall be inspected by the township sewage officer before they are covered.

4. **Sewage treatment and/or discharge:** Where the sewer lines of the mobile home park are not connected to a public sewer, all the proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection and the township prior to construction.

## **Article VII Electrical distribution system:**

1. **General requirements:** Every 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.

### **2. Power distribution lines:**

(a) Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, service building or other structure.

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

### **3. Individual electrical connections:**

(a) Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 50 amperes.

(b) The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connections and a male attachment plug.

(c) Where the calculated load of the mobile home is more than 50 amperes either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

**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 natural conductor shall not be used as an equipment ground for mobile homes or other equipment.

### **Article VIII Service buildings, recreational building and other community service facilities.**

**1. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities when constructed, such as:**

(a) management offices, repair shops and storage areas;

(b) laundry facilities;

(c) Indoor recreation areas;

(d) commercial uses supplying essential goods or services for the exclusive use of park occupants;

### **2. Structural requirements for buildings:**

(a) All portions of the structures shall be properly protected from damage by ordinary uses and by 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 rooms containing laundry facilities shall:

1) Have 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, nonabsorbent, waterproof material or covered with moisture-resistant material.

2) Have at least one (1) 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.

3) Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.

4) Toilets shall be located in separate compartments equipped with self-closing doors.

#### **Article IX Storage, collection and disposal of refuse.**

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Protection regulations governing mobile home parks.

#### **Article X 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 regulations governing mobile home parks.

#### **Article XI Fuel supply and storage.**

##### **1. Natural gas system:**

(a) Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices and the regulations of the supplying gas utility.

(b) Each mobile home lot provided with piped gas shall have an approved shutoff 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.

##### **2. Liquidified petroleum gas system:**

(a) Liquidified 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 (1) 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 home 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 12 and less than 60 U .S. gallons gross capacity may be installed on a mobile home lot and shall be securely but not permanently fastened to prevent accidental overturning.

(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.

### **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 when provided.

(b) All piping from outside storage tanks or cylinders to mobile homes shall be securely, but not 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.

## **Article XII Fire prevention and fire protection.**

1. The mobile home park area shall be subject to the rules and regulations of the township fire prevention authority where provided.

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

3. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public buildings under park control.

#### **4. Fire hydrants:**

(a) Fire hydrants shall be installed in accordance with national standards and in no case less than the following:

1) The water supply source shall permit the operation of a minimum of two (2) one and one-half (1 ½) inch hose streams.

2) Each of two (2) nozzles, held four (4) inches above the ground, shall deliver at least 75 gallons of water per inch at the highest point of the park.

(b) Fire hydrants, if provided, shall be located within 600 feet of any mobile home, service building or other structure in the park.

#### **Article XIII Responsibilities of park management.**

1. The person to whom a permit for a mobile home 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.

2. The park management shall supervise the placement of each mobile home on its mobile home stand, which includes securing its stability and installing all utility connections.

3. The park management shall give the officer free access to all mobile home lots, service buildings and other community facilities for the purpose of inspection.

4. The management shall maintain a register containing the names of all park occupants. The register shall be available to any authorized person inspecting the park.

5. The management shall notify the appropriate State or local health agency of any suspected communicable or contagious diseases within the park.

#### **Article XIV Ordinance application:**

Mobile home parks in existence upon the effective date of this ordinance shall not be required to meet the standards of this ordinance unless those parks are expanded after the effective date of this ordinance; however, all reporting requirements and fees contained in this ordinance are applicable to existing mobile home parks upon the effective date of this ordinance. All requirements of this ordinance shall be applicable to all those parks which are constructed or expanded after the effective date of this ordinance.

**Article XV Penalty for violation; revocation or suspension of permit.**

1. Any person who violates any provision of this article shall, upon conviction for every such violation, be sentenced to pay a fine of not less than \$300 or more than \$1,000 and costs of prosecution, and, in default of payment of fine and costs, to undergo imprisonment for not more than 30 days. **Provided:** each violation of any provision of this article is an offense, and each day on which a violation is continued shall be deemed a separate offense.

2. Upon repeated violations by a permit holder, his right to the permit, or to continued operation under the permit, may be suspended or permanently revoked, after notice from the Board of Supervisors and, if requested by the permit holder within ten (10) days after the notice, a hearing before the Board of Supervisors shall be held within thirty (30) days.

**Article XVI Effective date.**

This ordinance shall be effective five days after enactment.

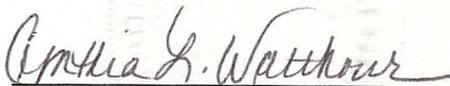
**Article XVII Severability.**

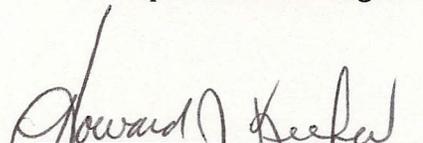
In the event any part of this ordinance shall be deemed to be unlawful or unconstitutional then such part shall be severed from the ordinance and the remaining parts shall still be effective and enforceable.

Ordained and enacted into ordinance by the Board of Supervisors of East Huntingdon Township this **17th** Day of **October** 1996.

Attest:

Township of East Huntingdon

  
Secretary

  
Chairman