

ARTICLE XI
MOBILE HOME PARKS

History: amended by Ordinance No. 2022-06-04, June 8, 2022, Ordinance No. 2023-07-02 and Ordinance No. 2024-07-04, July 10, 2024.

§14-1101. Mobile Home Parks

The minimum standards of this Chapter for residential uses may be modified in the design and development of mobile home parks in accordance with the following minimum standards:

A. Mobile Home Lots:

1. Overall density in a mobile home park shall not exceed a net density of six (6) manufactured housing units per net acre of land.
2. An area of not less than forty-five hundred (4,500) square feet shall be provided for each mobile home lot.
3. Generally, mobile homes should be arranged on the individual pad to take advantage of the existing topography.
4. The minimum width of each mobile home lot shall be thirty (30) feet in excess of the widest mobile home expected to be placed on the lot.
5. The minimum depth of each mobile home lot shall be not less than thirty (30) feet longer than the longest mobile home expected to be placed on the lot.
6. The longitudinal gradient and cross slope of any mobile home lot shall not exceed five percent (5%), except for terracing at the periphery, and the minimum slope in any direction shall be two percent (2%).
7. Each mobile home shall be located as referenced in the applicable Zoning District from any exterior lot line of the park or existing public road; not less than twenty (20) feet, from the curb or edge of street; not less than thirty (30) feet from any permanent structure or other mobile home not less than ten (10) feet from any accessory structure.
8. The mobile home shall be installed on concrete footings and masonry unit piers, all compliant with the Pennsylvania

Uniform Construction Code. (see Chapter 2)

- a. The mobile home shall be secured to the ground in compliance with the Pennsylvania Uniform Construction Code (see Chapter 2), with approved manufactured ground anchors. Homemade ground anchors are not permitted.)
9. No individual private wells or private septic systems on a per lot or per unit basis shall be permitted. Public or community water supply and collective private treatment facilities shall be provided.
10. Decks, Ramps, and Porch(es)
 - a. Decks, ramps, and porch(es) shall not be enclosed on more than one (1) side, except for guarding, as required by the Pennsylvania Uniform Construction Code, Chapter 2.
 - b. There shall be a minimum of ten (10) linear foot separation between the closest point of any deck, ramp or porch to a deck, ramp, porch, accessory, or principal structures on an adjacent lot or leased area.
 - c. Decks, ramps, and porch(es) shall not be permanently attached to titled mobile home.
 - d. Any manufactured housing unit shall be furnished with an exterior landing/stairway area, deck, or stoop, located at the unit's primary point of entrance and exit as follows:
 - 1) The landing/stairway area shall permit entry of an emergency medical service gurney directly into the unit's primary entrance without turning, or the exterior landing shall be constructed to permit an unobstructed turning radius of eight (8) feet. The landing shall be located at a horizontal elevation consistent with height of the unit's interior floor surface.
 - 2) The landing/stairway area shall be secured to the finished grade in such a manner as to resist tipping or

movement from above-grade sources.

B. Streets: The streets, exits and entrances shall consist of at least a eight (8) inches stone or slag base course, two (2) inch bituminous binder course and a one (1) inch bituminous wearing course or double tar and chip wearing course, constructed and maintained to the following minimum design standards:

1. Where parallel parking is permitted on both sides, the minimum width shall be thirty-four (34) feet. There shall be no parking within fifty (50) feet of an intersection.
2. In all other cases, the minimum width shall be twenty-four (24) feet.
3. For park expansions, where existing streets are less than twenty-four (24) feet, streets in the park expansion area shall match the width of the connecting street(s).
4. No one-way streets shall be permitted.
5. Cul-de-sac streets shall be provided with a completely paved turn-around having an outside roadway diameter of at least eighty (80') feet and such cul-de-sac street shall not exceed one thousand (1,000) feet in length.
6. The pavement edge of all intersections shall have an inside radius of at least thirty (30) feet.
7. Street grades shall not exceed twelve percent (12%) and adequate transition shall be made at grade changes for the maneuvering of mobile home units. Park access roads can reach twelve percent (12%) if required to access park.
8. All other basic street and intersection design standards of this Chapter not modified above shall apply.
9. Street names shall be identified at intersections.

C. Bufferyards and Screening:

1. All mobile home parks shall be provided with a planted buffer yard of not less

than twenty-five feet (25') in depth. Along the perimeter of all property line boundaries of the park including those property line boundaries which abut rights-of-way, a combination of fifty percent (50%) deciduous and fifty percent (50%) evergreen trees, a minimum of one inch (1") in diameter, planted at not less than twenty feet (20') on center shall be maintained. As an alternative, a row of vertical yews, planted at not less than five feet (5') on center, shall be maintained.

2. If a mobile home park is located adjacent to single family residential uses or zoning district boundaries, the above required buffer yard shall be not less than fifty (50) feet in depth but may be planted as in C 1 above.
3. Where existing vegetation meets the dimensional requirements of 1 and 2 above, said vegetation may be utilized for the buffer requirements. Where existing vegetation does not meet the minimum buffer width, supplemental plantings can be utilized in combination with existing vegetation to meet buffering requirements.

D. Recreation Area: A common, centrally located open space recreation area shall be provided and maintained for the benefit of the mobile home park residents. The amount of such area provided shall constitute at least six percent (6%) of the gross land area of the park area, but in no case shall the open space be less than twenty thousand (20,000) square feet.

E. Off-Street Parking: There shall be two (2) off-street parking spaces, each not less than nine feet (9') wide and twenty feet (20') long, for each mobile home lot in the mobile home park.

F. Visitor Parking: There shall be established in a centrally located area, one quarter (1/4) parking space for each mobile home lot in the park for visitor parking.

G. Park Lighting: Internal streets shall be illuminated to a minimum of 0.2 foot-candles and a maximum of 8 foot-candles utilizing sharp cutoff luminaire fixtures.

H. General:

1. Any existing or proposed mobile home park shall not be located within one thousand (1,000) linear feet of any part of any other existing or proposed mobile home park and/or campground. This shall include mobile home parks and/or campgrounds in other municipalities.
 2. Water supply, sanitary sewerage, storm drainage, easements, utility line location, erosion and sediment control, and site planning shall be in accordance with the minimum standards established in this article and in Section 14-604, and the requirements of the Pennsylvania department of Environmental Protection
- I. Skirting: A factory-approved skirting shall be installed within thirty (30) days of placement of the mobile home, around the entire base of all mobile homes with ventilation openings adequately protected against intrusion by rodents, insects, and debris.
- J. Water Supply:
1. Each mobile home and every other structure in the park with water supply shall and must be supplied with potable water from a public or community water system approved by the Department of Environmental Protection.
 2. The water supply shall be capable of providing at least one hundred fifty (150) gallons per day per mobile home at a pressure of at least twenty (20) pounds per square inch.
 3. Individual water riser pipes at each mobile home lot shall be located and protected to insure against freezing, shall be protected from ground drainage, shall have a shut-off valve located below the frost line, and shall be capable of being capped when not in use.
- K. Sewage Disposal:
1. Each mobile home in a park and every other structure connected to water supply shall and must be served by a public or community sanitary sewerage system.
 2. Each mobile home lot shall be provided with a vertical four inch (4") inside diameter sewer riser pipe, capable of being plugged when the lot is not in use.
- L. Electrical Distribution:
3. Each riser pipe shall extend at least two inches (2") above the ground surface, which shall slope away from it in all directions.
 4. Sewer pipes shall have a smooth inside surface, watertight joints, a slope of not less than one quarter inch (1/4") per foot, and be made of semi-rigid, corrosion resistant, durable, nonabsorbent material and must meet the requirements of the Butler Area Sewer Authority and/or requirements of the agency under whose jurisdiction the system is to be constructed.
1. Each individual mobile home must and shall be connected to an underground electrical distribution system, installed by a qualified electrician.
 2. All electrical, telephone and cable TV systems within a mobile home park shall be placed underground except pad-mounted transformers and similar equipment.
 3. Each mobile home lot shall be provided with an approved exterior disconnect device located within thirty feet (30') of the home and main overcurrent protective equipment along with additional breaker spaces for accessory circuits outside the home (shed, post light, etc.). The minimum service per mobile home outlet shall be 120/140 volts AC, 200 amperes. No mobile home may be occupied until a Certificate of occupancy has been issued by the Township.
Exception: Conforming structures in C and M Zoning Districts shall be a maximum of thirty-five feet (35') in height.
 4. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by a grounding conductor run with branch circuit conductors. The neutral

conductor shall not be used as an equipment ground.

5. Street lighting shall be required by the Board of Supervisors to be installed at entrances to a mobile home park, and the owner of the park shall provide and install the system and pay for the electricity used to operate it.

M. Solid Waste Disposal and Insect and Rodent Control:

1. Solid waste and refuse shall be bagged and stored in covered containers and shall be removed by a contract hauler under a signed agreement with park management, not less frequently than once per week.
2. No waste disposal by burying or burning shall occur on any mobile home lot. Burning within the park by management must meet Township and/or County regulations.
3. Grounds, buildings and structures shall be maintained free of insect and/or rodent harborage or infestation.
4. Mobile home parks shall be kept free of litter and inflammable material accumulations.

N. Fuel Supply and Storage

1. All piping from outside fuel storage tanks to mobile homes shall be securely but not permanently fastened in place, shall have secured shutoff valves, and shall be capable of being capped when the lot is not in use.
2. Natural gas piping systems shall be buried under at least eighteen inches (18") of cover and shall not run under any mobile home.
3. Liquefied petroleum gas systems shall be provided with safety devices to relieve excess pressures and shall have an accessible shut-off valve outside each mobile home served.
4. Gas cylinders of at least twelve (12) but not more than sixty (60) U.S. gallons capacity may be installed on a mobile

home lot and be securely but not permanently mounted.

5. Cylinders or other fuel storage vessels shall not be located inside or beneath any mobile home or other structure in the park, and shall be placed at least five feet (5') from any exit from a mobile home or other structure.

O. Fire Protection When Public Water Supply System is Available:

1. The water supply system in a mobile home park shall be capable of permitting operation of at least two (2) one and three quarters (1-3/4) inch hose streams simultaneously. The supply system shall meet the requirements of the Pennsylvania Department of Environmental Protection (DEP) and the Insurance Service Organization.
2. Fire hydrants shall be provided by the developer and shall be installed at street intersections and/or along street lines as necessary to provide fire protection within a minimum of six hundred feet (600') service radius of any mobile home or service building or other structure in the park. The cost of maintenance and fire protection rental hydrants shall be borne by the park management. If water is master-metered, there will be no hydrant or rental fees.
3. For park expansions, fire hydrants are not required if the existing park does not have fire hydrants.

§14-1102. Responsibilities of the Management

- A. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Chapter, Chapter 7, Chapter 20, and all other applicable codes and ordinances, and shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The mobile home park management shall be responsible for maintaining all private infrastructure in the park, including snow removal, stormwater facilities, water distribution and sanitary sewer collection. All

streets and roads shall remain private and shall not be adopted by the Township.

- C. The mobile home park management shall supervise and be responsible for the placement of each mobile home on its lot, including all utility connections. No mobile home shall be placed except upon an approved lot.
- D. The management shall maintain a register containing the names of all park occupants, such register being available to the designated Township authority at any reasonable hour.
- E. No mobile home may be moved, either to another location in the Township or from the Township, without the park owner first obtaining a "no lien" letter from the Township.

§14-1103. Violations

- A. Whenever the Zoning Officer determines by personal inspection that a violation exists in any mobile home park, they shall immediately, by certified mail, inform the person to whom the permit to operate has been issued, of the nature of the violation, citing specific sections of these regulations, what corrective action is required, the time limit within which repair shall be made and the penalty for failure to correct. A copy shall be sent to the Board of Supervisors.
- B. The operator may request, within thirty (30) days of notice, a hearing before the Board of Supervisors. Such hearing shall occur within thirty (30) days of petition at a regular monthly meeting of the Board, and may result in a modification of the time limit or extent of the alleged violation, or dismissal of the charges, at the discretion of the Board.
- C. The Board shall communicate, by certified mail, its decision to the operator within ten (10) days of the hearing, after which the operator shall have the specified time, contained in the decision, to comply with the requirements of the decision.
- D. Any person, firm, partnership, corporation or other entity who or which violates any provision of this Chapter after expiration of the time period in which they have been ordered to correct a violation shall be subject to penalty as contained in Article XIV of this Chapter.
- E. While action is pending following the Zoning Officer's notification, or before the Zoning

Officer is satisfied that a violation has been corrected. no permits shall be issued for any new mobile homes to be located in the mobile home park containing the violation and the park's Township permit shall be suspended.

- F. The Zoning Officer may inform the owner/manager of the mobile home park in writing, if he suspects that violations of their regulations are occurring in a mobile home park, citing specific violations. A copy of the letter shall be sent to the Board of Supervisors.

§14-1104. General Standards

The following requirements shall also be adhered to by applicants wishing to develop a mobile home park:

- A. All application and review procedures shall be in accordance with Article IV of this Chapter.
- B. Permits issued by the Township shall be valid for a one (1) year period, and shall be renewed annually upon application by the owner, contingent upon compliance with all applicable regulations.
- C. Each original and renewal application shall be accompanied by an application fee as may be established by Resolution of the Board of Supervisors.
- D. Mobile home parks in existence upon the effective date of this Chapter may continue in existence; however, any additions to the park, or rearrangement, after the effective date of this Chapter, shall comply with these regulations.
- E. The Township Zoning Officer shall not be denied access to any mobile home park at reasonable hours in order to determine compliance with this Chapter.
- F. No mobile home lacking its own toilet, bathing, cooking and food storage facilities, all in working condition, shall be permitted in a mobile home park.

§14-1105. Zoning Compliance

All mobile home parks approved under this Chapter shall be concurrent with and conditioned upon compliance with all applicable provisions of Chapter 20 and all other land use regulations in effect at the time of final approval, including application and review procedures, permit fees, and zoning

certificate and all local and state licensing requirements.