

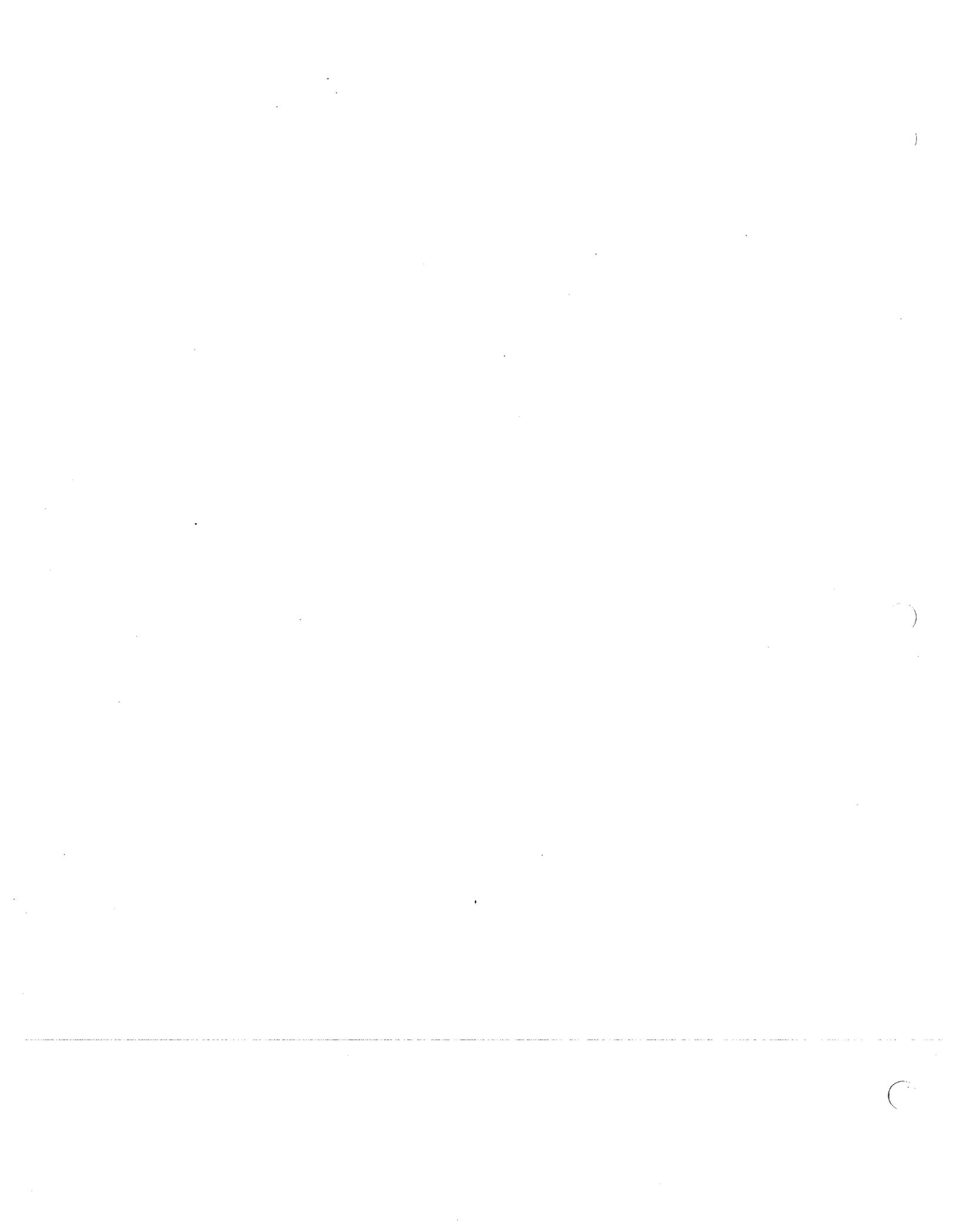
DAUGHERTY TOWNSHIP

MOBILE HOMES

ORDINANCE #91

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ORDINANCE #91

MOBILE HOMES

An Ordinance of the Township of Daugherty, County of Beaver, Pennsylvania establishing procedures for review and approval of mobile homes and mobile home parks within the Township, designating the Department of Environmental Resources as the regulating state agency, permitting inspections to dispose of complaints, and setting site design standards for the placement of mobile homes within a developed site including the setting of minimum standards for utility services and maintenance. This ordinance replaces two (2) existing Township ordinances.

1.00 DELETIONS: The following ordinances are hereby deleted in their entirety and the following text substituted in their place:

Ordinance #35 5-12-65 Trailers and Trailer Court Control

Ordinance #47 2-12-69 Amending Ordinance #35

2.00 DEFINITIONS: As used in this ordinance, the following terms shall have the meanings indicated:

- 2.1 **Developer** - Any person who undertakes the development of land as defined herein. The "developer" may be the owner or the authorized agent of the owner of the land to be developed.
- 2.2 **Health Authority** - The legally designated health authority of Pennsylvania (Pennsylvania Department of Environmental Resources).
- 2.3 **License** - Written approval, in whatever form, as issued by the Pennsylvania Department of Environmental Resources authorizing a person to operate and maintain a mobile home park.
- 2.4 **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 nontransient residential purposes and constructed with the same or similar electrical, plumbing and sanitary facilities as immobile homes.
- 2.5 **Mobile Home Lot** - A parcel of land in a mobile home park constructed with the necessary utility connections, patio and other appurtenances necessary for the erection thereon of a single mobile home for the exclusive use of its occupants.
- 2.6 **Mobile Home Park** - A parcel of land under single ownership which has been planned and improved for the placement of two (2) or more mobile homes not to include units on a month to month lease or rental basis.

- 2.7 **Person** - Any individual, firm, trust, partnership, public or private association or corporation or other entity.
- 2.8 **Service or Recreation Building** - A structure housing operational, office, recreational, park maintenance and other facilities built to conform to required local standards.
- 2.9 **Subdivision** - The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other division of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development: provided, however, that the division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.
- 2.10 **Township** - Daugherty Township, Beaver County, Pennsylvania.

3.00 PERMIT APPLICATIONS

- 3.1 **Permits Required:** It shall be unlawful for any person to construct, operate, alter or extend any mobile home park within the limits of Daugherty Township unless he holds valid permits issued by the Pennsylvania Department of Environmental Resources in the name of the owner of such mobile home park for the specific construction, operation, alteration or extension proposed.
- 3.2 **Applications in accordance with the Pennsylvania Department of Environmental Resources regulations:** All applications for permits shall be made by the owner of the mobile home park or his authorized representative in accordance with Commonwealth of Pennsylvania, Department of Environmental Resources regulations.
- 3.3 **Application to Township:** A copy of the Pennsylvania Department of Environmental Resources application shall be concurrently filed with the Daugherty Township Zoning and Codes Officer. The applicant shall also file copies of preliminary plans to be reviewed by the Township Planning Commission shall be furnished with preliminary drawings and topographical maps of proposed mobile home parks, at such grade intervals as specified by the Township Engineer, and shall hold a public hearing, in accordance with requirements of the Pennsylvania Municipalities Planning Code, Section 708 (53 P.S. 10708) on said proposed mobile home park after public notice as defined in said Act.

4.00 PROCEDURE FOR SUBMISSION OF PLATS

- 4.1 **Pre-Application Meeting:** A person desiring approval of a plat of a mobile home park shall make an appointment at least seven (7) days prior to the date of a regularly scheduled Planning Commission meeting to discuss his proposal before filing an application for preliminary plat approval. No fee or formal application is required for this meeting. The developer shall be prepared to discuss the details of his proposed mobile home park, including such items as the proposed use, existing features of the area, existing covenants, land characteristics, availability of community facilities and

utilities, size of development, play areas or public areas, proposed protective covenants, proposed utilities and street improvements.

4.2 Sketch Plan: The developer shall prepare a sketch plan to present to the Planning Commission at the advisory meeting. Said sketch plan shall be submitted to the Planning Commission at least seven (7) days prior to the meeting to allow time to assemble any pertinent data. This sketch plan shall be used to show the Planning Commission the location, proposed street and lot layout and any other significant features of the proposed mobile home park.

4.3 Submission of Preliminary Plat:

4.3.1 After the advisory meeting, the developer shall submit an application for approval of a preliminary plat to the Township Secretary or Township Planning Commission at least fifteen (15) days prior to the regular monthly meeting of the Planning Commission.

4.3.2 The application shall be accompanied by the following:

A. Six (6) copies of all maps and data set forth in 4.6 of this Ordinance shall be delivered to the township office. Township Officials shall forward preliminary plans to the following agencies within thirty (30) days of receipt.:

(1) Township Planning Commission;

(2) Sewer and Water Authority with jurisdiction;

(3) Township Engineer;

(4) Township Volunteer Fire Department;

(5) Beaver County Planning Commission;

(6) Pennsylvania Department of Environmental Resources (copies as required).

B. Review and comments will be required to be sent back to the Township within thirty (30) days of receipt.

4.3.3 The Planning Commission may use other technical assistance as required in order to evaluate the application. Where the magnitude of development creates a significant change in the characteristics of the watershed or increases the volume and velocity of surface-water runoff due to the increase in detention and infiltration of stormwater, the Planning Commission in its review will consult with the Beaver County Soil Conservation Service or appropriate county agencies to determine improvements that will reduce the likelihood of erosion, sedimentation, siltation and water damage from peak periods of precipitation and provide for the disposal of excess surface water from areas of concentrated de-

velopment. All Department of Environmental Resources Act 102 regulations are considered binding.

- 4.3.4 General - No person proposing a mobile home park shall proceed with any grading or improvements until the preliminary plat is approved by the Planning Commission and fees are paid to the Township as per Ordinance #87. General site grading may be done prior to the above approval only by special permission of the Board of Supervisors.
- 4.3.5 The Planning Commission shall review the preliminary application and recommend action to be taken by the Board of Supervisors not later than ninety (90) days after the date of the Planning Commission meeting following the date that the application is filed. Approval shall be subject to receipt of an acceptable preliminary plat, as set forth in Section 4.7 of this Ordinance, or the Commission shall recommend conditionally, approval or disapproval of the plat, setting forth its reasons and providing the applicant with a copy not later than fifteen (15) days following the decision.
- 4.3.6 Failure by the Board of Supervisors to render a decision and communicate it to the applicant within the time and manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension. Failure to meet the extension shall have like effect.
- 4.3.7 From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this Ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant for a period of five (5) years; and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application, as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in government regulations. When an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be

construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

4.4 Submission of final plat:

4.4.1 The final plat shall be submitted to the Planning Commission fifteen days prior to a regularly scheduled meeting, within six (6) months after the preliminary plat was approved and shall have incorporated all the changes required by the Planning Commission and Board of Supervisors. The final plat shall conform to the requirements set forth in this chapter and shall constitute only that portion of the preliminary plat which the developer proposes to record and develop at that time.

4.4.2 The final plat shall be accompanied by six (6) prints of all exhibits, drawings and engineering data required for approval.

4.4.3 No plat shall be finally approved unless the streets shown on such plat have been improved as may be required by this Ordinance or Ordinance #86, and any walkways, curbs, gutters, street light, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as required by this Ordinance have been installed in accordance with this Ordinance. In the case where development is projected over a period of years, the Board of Supervisors upon recommendation of the Planning Commission may authorize submission of final plats by sections or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

4.4.4 If the Board of Supervisors grants approval, the Chairman or other Authorized member shall endorse the plat and return it to the developer. If disapproved, the Chairman shall attach to the original tracing of the final plat a statement of the reasons for such action and return it to the developer. Either action shall be taken not later than ninety (90) days after the plat has been reviewed at an official meeting of the Planning Commission.

4.5 Recording of approved final plat: The developer shall present a copy of the approved final plat to the Recorder of Deed of Beaver County, where required. Unless the plat is duly recorded within ninety (90) days from the date of final plat approval, township approval of the plat shall expire and shall be of no effect until subsequently reinstated.

4.6 Reference to subdivision procedures: For the purposes of administration, review and approval procedures for mobile home parks shall parallel procedures for subdivision submittals Sections 3.1, 3.2 and 3.3 of Ordinance #89. Where standards vary the provisions of Ordinance #89 shall apply.

4.7 Required data for preliminary plat: The following maps and data shall be submitted with the application for preliminary plat approval. A report from the Beaver County Soil Conservation District office may be requested by the Planning Commission.

These maps and data may be on separate sheets or combined on one (1) sheet, depending on the size and complexity of the proposed development. The sheet shall be no larger than twenty-four (24) by thirty-six (36) inches over all. It is recommended that as far as practicable final plat sheets be held to the following overall sizes: seventeen (17) inches high by twenty-two (22) inches wide; twenty-two (22) inches high by thirty-four (34) inches wide. There shall be a border of one-half (1/2) inch on all sides except the binding end which shall be one and one-half (1 1/2) inches.

- 4.7.1 A location map of the proposed subdivision showing:**
- A. Location within the township;**
 - B. Zoning of the tract and adjacent properties;**
 - C. Relationship to existing community facilities, such as main traffic arteries, public transportation, schools, recreation areas, shopping areas and industrial areas.**
- 4.7.2 A map of the proposed development at a scale of one (1) inch equals one hundred (100) feet which shall include all lands within fifty (50) feet of its boundaries showing:**
- A. Contours of the site at vertical intervals at the discretion of the Township Engineer;**
 - B. Character and location of natural or artificial features existing on the land which would affect the design of the development such as wooded areas, streams, direction and gradient of ground slope, embankments, retaining walls, buildings or nonresidential usage of land;**
 - C. Names of owners of properties adjacent to the development;**
 - D. Existing and proposed streets and rights-of-way, including dedicated widths, roadway widths, approximate gradients; types and widths of pavements, curbs and sidewalks;**
 - E. Existing and proposed easements, including widths and purposes;**
 - F. Utilities, including the size, capacity and location of sanitary sewers, storm sewers, drainage facilities, water lines, gas mains and power lines;**
 - G. Areas subject to periodic overflow of flood or storm waters;**
 - H. Subsurface conditions, including information about past and possible future coal mining activity. If seams of mineable coal are located within five hundred (500) feet of the development surface, the developer shall be required to prove that he owns rights of support;**
 - I. Tract boundary lines by calculated distances and bearings;**

- J. Title, graphic scale, North point and date.
- 4.7.3 A plat of the proposed mobile home park development shall be drawn at a scale of fifty (50) feet to one (1) inch. The site plat shall show the following:
- A. Park name;
 - B. Names and addresses of owner and developer, and the names of the land planning consultant, engineer or surveyor who prepared the plan;
 - C. Street pattern within two hundred (200) feet of the proposed development boundaries, including the names (which shall not duplicate existing streets in the township unless it is an extension of an existing street), width or rights-of-way of streets and approximate grades of streets;
 - D. Layout of lots, including dimensions to scale, lot number, building setback lines and front yard lines;
 - E. Any parcels of land intended to be reserved for parks or playgrounds or other recreation areas for use of the residents of the development;
 - F. Key plan, legend, notes, graphic scale, North point and date.
- 4.7.4 Preliminary engineering plans for the proposed development showing:
- A. Profiles, cross sections and specifications for proposed street improvements within the plan and at a distance of two hundred (200) feet beyond the plan;
 - B. Profiles and other explanatory data concerning installation of water distribution systems, storm sewers and sanitary sewers. Where existing utility systems are to be utilized, either through tap-ins or extensions, letters of authorization from the appropriate utility or authority shall be included;
 - C. A written report from the Municipal Sewer and Water Authority or Authorities with jurisdiction on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the development and capacity of the treatment plant, and its recommendations;
 - D. If connection to a public sewerage system is not feasible, a report on the feasibility of a separate sewerage system and treatment works, including the design population, type and location of the treatment and receiving stream. All Department of Environmental Resources regulations governing this facility shall be adhered to. Copies of required licenses and inspection reports shall be filed with the Township;
 - E. If connection to a public or a private sewerage system is not feasible, a report on the feasibility of on-lot sewage disposal, including a detailed map of the physical conditions of the site, soil characteristics, contours, finished grades, watercourses, groundwater table elevations and the results of soil absorption

tests for each individual lot conducted in accordance with the recommended practices of the Pennsylvania Department of Environmental Resources.

4.8 Required data for final plat: The final plat shall be drawn at a scale no smaller than one hundred (100) feet equals one (1) inch. The final plat shall show:

4.8.1 Mobile home park name, name and address of owner and developer, source of title of land as shown by the books of the County Recorder, graphic scale, North point, date, certificates and acknowledgements or preliminary approval of the Board of Supervisors.

4.8.2 Survey data with certification by a registered professional engineer or land surveyor, showing:

- A. Calculated distances and bearings of the development boundaries;
- B. Lots, utility easements, streets, building setback lines and parcels of land reserved for recreational purposes;
- C. Location and distances to the nearest established street corners or official monuments and of the streets intersecting the boundaries of the development;
- D. Location, type, material and size of monuments;
- E. Complete curve data;
- F. Lot numbers and street names;
- G. Area of lots;
- H. Total area of plan;
- I. Lot numbers.

5.00 ISSUANCE OF PERMITS

5.1 Issuance of permit: Mobile home park building or zoning permits shall only be issued after satisfactory review of the mobile home park plan by the Township Planning Commission and approval by the Board of Supervisors. Upon receipt of the application for building or zoning permits the Zoning and Codes Officer, upon being furnished a copy of the permit issued by the Pennsylvania Department of Environmental Resources to the applicant shall issue a mobile home park construction permit to the applicant, which shall be valid for a period of one (1) year. All required infrastructure and detention facilities shall be installed during this period or, if phased, each phase shall be completed. On site inspections by the Zoning and Codes Officer to determine compliance with approved plans shall be made during this period.

5.2 Limited applicability to existing parks: Mobile home parks in existence upon the effective date of this Ordinance shall be required to meet only the standards of the

Pennsylvania Department of Environmental Resources. All other minimum standards with the exception of those found under 8.7.1 of this Ordinance described herein shall be applicable only to those parks which are constructed or expanded after the effective date hereof.

- 5.3 Proof of title or interest in premises: Proof of title in fee simple in the person, partnership or corporation applying for a mobile home park building or zoning permit shall be submitted with the application for a permit and submission or preliminary drawings. Where the developer is not the owner, agreement of sale, lease or option of sale shall be submitted.

6.00 TRANSFER OF OWNERSHIP; VIOLATIONS

- 6.1 Transfer of ownership: Every person of legal, equitable or other interests in or control of any mobile home park holding any required permits for the operation of a mobile home park shall send notice in writing to the Pennsylvania Department of Environmental Resources and the Daugherty Township Zoning and Codes Officer within ten (10) days after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. If the certificate of registration is transferred by the Pennsylvania Department of Environmental Resources, proof of such transfer shall be furnished the Township Zoning and Codes Officer prior to the transfer of any township building or zoning permit issued hereunder to such new owner or assignee.
- 6.2 Notice of Violations: Whenever, upon inspection of any mobile home park pursuant to receipt of a formal complaint from a resident of said mobile home park, it is determined that conditions or practices exist which may violate any provision of this Ordinance, any amendment thereto or any regulation adopted pursuant thereto, the Township shall notify the Pennsylvania Department of Environmental Resources Bureau or Regional office responsible for the enforcement of regulations deemed to be applicable to the situation about which a complaint is filed.

7.00 INSPECTIONS

- 7.1 Inspections authorized: An authorized representative of Daugherty Township may inspect any mobile home park at reasonable intervals and at reasonable times to determine compliance with the terms of this ordinance. Enforcement of state mandated regulations shall be the responsibility of the Pennsylvania Department of Environmental Resources personnel.
- 7.2 Inspector designated: The Township Zoning and Codes Officer is hereby designated as the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Township Supervisors. Said inspector is required only to observe and report existing conditions pursuant to a formal complaint being filed, to the agency designated responsible for enforcement.

8.00 ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS

- 8.1 Minimum gross area:** A mobile home park shall have a gross area of at least ten (10) contiguous acres of land and be located in an R-A Residential Agricultural District.
- 8.2 Site Requirements:** All mobile home parks shall comply with the following minimum requirements:
- 8.2.1** Be free from wetlands, marshes, garbage or rubbish disposal areas of other potential breeding places for insects or rodents. Existence of any condition herein listed, will be referred to the appropriate state agency for enforcement;
 - 8.2.2** Not be subject to flooding;
 - 8.2.3** Not be adjacent to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare;
 - 8.2.4** Violations deemed to be regulated by the Provisions of Township Ordinance #88 will be enforced as outlined by the Zoning and Codes Officer.
- 8.3 Drainage requirements:**
- 8.3.1** The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe efficient manner, in accordance with the requirements established by the Township Engineer.
 - 8.3.2** 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 Resources.
 - 8.3.3** 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.
- 8.4 Erosion and sediment action control:** Erosion and sediment action control measures shall be required in accordance with the Pennsylvania Department of Environmental Resources soil, erosion and sedimentation control manual, Act 102.
- 8.5 Use of park areas for nonresidential purposes:**
- 8.5.1** No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents' use and for the management and maintenance of the park.
 - 8.5.2** Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.
- 8.6 Required setback, buffer strips and screening:**

8.6.1 All mobile homes shall be located at least fifty (50) feet from any park property boundary line abutting upon a public street or highway and at least thirty-five (35) feet from other park property boundary lines.

8.6.2 There shall be a minimum distance of fifteen (15) feet between an individual mobile home, including accessory structures attached thereto, and adjoining street rights-of-way or common areas.

8.6.3 All mobile home parks shall be required to provide screening so as to buffer adjacent areas. Such screening may be of fencing or of natural growth or a combination of fences and natural growth. All such screening shall be of a minimum height of six (6) feet and shall be placed in a perimeter buffer separating the park and such adjacent nonresidential areas. Such buffer shall be a minimum of ten (10) feet wide.

8.7 Erection and placement of mobile homes:

8.7.1 Existing mobile home parks - Any mobile home unit which is replaced by another mobile home in a mobile home park in existence prior to the effective date of this chapter shall be separated from all other mobile homes and other buildings by not less than twenty (20) feet regardless of the configuration of placement. This separation shall not restrict attachments as long as a minimum separation of twenty (20) feet is maintained between such attachment and any other mobile home and its attachments.

8.7.2 Parks constructed or expanded after the effective date of this ordinance - Initial placement and subsequent replace of mobile home units in parks constructed or expanded after the effective date of this ordinance shall be separated from each other and other buildings by not less than thirty (30) feet regardless of the configuration of placement. This separation shall not restrict attachments as long as a minimum separation of twenty (20) feet is maintained between such attachment and any other mobile home and its attachments.

8.8 Park street system:

8.8.1 A safe and convenient vehicular access shall be provided from abutting public streets and roads. Where feasible as determined by the Township Board of Supervisors, two (2) park entrances shall be provided.

8.8.2 The entrance roads connecting the park with a public street or road shall have a minimum pavement width of twenty-eight (28) feet.

8.8.3 Other surfaced private roadways shall be a minimum of twenty-two (22) feet wide, to accommodate anticipated traffic, and shall meet the following minimum requirements:

A. Minimum interior right-of-way width shall be forty (40) feet.

intersecting driveways at the width end of the mobile homes, beyond the right-of-way line.

8.11.2 At the intersection of streets, whether public or private, within the mobile home park, a dusk to dawn overhead lighting fixture of the high pressure sodium type shall be provided.

8.11.3 The primary entrance to a mobile home park shall be lighted with overhead sharp-cut-off luminaire set at a maximum height of twenty-five (25) feet. One fixture shall be placed on each side of the opposing traffic, beyond the right-of-way line.

8.12 Mobile home lots:

8.12.1 Mobile home lots within the park shall have a minimum gross area of six thousand (6,000) square feet, exclusive of road right-of-way.

8.12.2 The area of the mobile home lot shall be improved to provide adequate foundation for the place of the mobile home in such a position as to allow a minimum of fifteen (15) feet between the mobile home and the street right-of-way.

8.12.3 Each mobile home foundation shall be provided with piers embedded to the frost line so the mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure. Anchors or tie-downs, such as cast in-place concrete "dead men" anchors shall be placed at least at each corner of the mobile home stand, and each device shall be able to sustain a minimum load of four thousand eight hundred (4,800) pounds.

9.00 WATER SUPPLY

9.1 General requirements: An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, the connection shall be made thereto, and its supply shall be used exclusively. Where public water is not available, the development of a private water supply system shall be approved by the Pennsylvania Department of Environmental Resources. In any instance where public or municipal sewer and water facilities are available and are capable of being extended to the development site, the developer shall connect the project to such facilities. If the cost of the connector facility or line is more than the cost for the installation of an interim treatment facility, the developer shall not be required to connect to the municipal system. Central water service shall be supplied to each structure to be erected in the development as well as any other requirements of the federal or state government. A fire hydrant shall be provided within six hundred (600) feet of each structure to be placed within the mobile home park site.

- 9.2 **Construction specifications:** Public water distribution systems shall be constructed in accordance with the rules and regulations of the Municipal Authority having jurisdiction.

10.00 SEWAGE DISPOSAL

- 10.1 **General requirements:** An adequate and safe sanitary sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile home, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Municipal Authority having jurisdiction and operating as per Department of Environmental Resources regulations permit. In the absence of public sewerage facilities, the developer shall provide a sanitary sewer system which shall be subject to the standards and rules and regulations of the Environmental Protection Agency and the Department of Environmental Resources of the Commonwealth of Pennsylvania.
- 10.2 **Construction specifications:** Private sewer collector systems shall be constructed in accordance with the rules and regulations of the Pennsylvania Department of Environmental Resources.

11.00 ELECTRICAL DISTRIBUTION SYSTEM

- 11.1 **General requirements:** Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment (generators and transformers) and appurtenances which shall be installed and maintained in accordance with local electric power company specifications.

12.00 SERVICE FACILITIES

- 12.1 **Central toilet or washroom facilities prohibited:** No central toilet or washroom facilities shall be constructed in any mobile home park, and each mobile home so parked therein shall be equipped with toilet and washroom facilities which shall be attached to central sewer and water facilities as provided for each lot.

13.00 REFUSE HANDLING AND INSECT AND RODENT CONTROL

- 13.1 **Refuse handling:** 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 Resources and township regulations for property maintenance.
- 13.2 **Insect and rodent control:** Grounds, buildings and structures shall be maintained free of insect, rodent harborage and infestation. Extermination methods and other measures to control insect and rodents shall conform to the requirements of the Pennsylvania Department of Environmental Resources regulations governing mobile home parks.

14.00 FUEL SUPPLY AND STORAGE

- 14.1 Natural gas systems:** Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices and those stands set by the company providing such gas service.
- 14.2 Shutoff valve and cap for piped natural gas:** Each mobile home lot provided with piped natural gas shall have an approved shutoff valve installed between the lot and the distribution outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- 14.3 Liquefied petroleum gas systems:** Liquefied 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 Commonwealth of Pennsylvania Public Utilities Commission and the Pennsylvania Department of Environmental Resources.
- 14.3.1** Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- 14.3.2** Systems shall have at least one (1) accessible method for shutting off gas. Such method shall be located outside the mobile home and shall be maintained in safe operating condition.
- 14.3.3** All liquefied petroleum gas piping outside of the mobile homes 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 homes.
- 14.3.4** Tanks of more than twenty (20) and less than one hundred (100) pounds' net capacity may be installed on a mobile home lot and shall be securely but not permanently fastened to prevent accidental overturning.
- 14.3.5** No liquefied petroleum gas tank shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure within the park site.
- 14.4 Fuel oil supply systems:** All fuel oil supply systems provided for mobile home, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the vending company having jurisdiction and the Commonwealth of Pennsylvania, Pennsylvania Department of Environmental Resources.
- 14.5 Piping and valves for outside fuel storage tanks:** All piping from outside fuel storage tanks or cylinders to mobile homes shall:
- 14.5.1** Be securely but not permanently fastened in place;

- 14.5.2 Have shutoff valves located within five (5) inches of storage tanks:
- 14.5.3 Be not less than five (5) feet from any mobile home exit:
- 14.5.4 Where located in areas adjacent to vehicle traffic, be protected against collision or physical damage.

15.00 MOBILE HOME STANDARDS

- 15.1 Mobile home construction standards: All mobile homes shall meet or exceed those standards of manufacture as specified by Act 69 of 1972, "Uniform Standards Code for Mobile Homes: and all amendments thereto.

16.00 FIRE PROTECTION

- 16.1 Local regulations apply: Fire prevention personnel and vehicles shall be permitted to enter onto the mobile home park premises in case of fire. The residents of such mobile home parks shall obey lawful orders of any fireman, fire policeman or township policeman in the performance of his duties.
- 16.2 Litter control: Mobile home park areas shall be kept free of litter, rubbish and any accumulation of flammable materials. The township reserves the right to have litter removed at the owner's expense as per the provisions of Ordinance #88.
- 16.3 Fire extinguishers: Portable fire extinguishers of a type approved by the fire prevention authority or Township Volunteer Fire Company shall be kept in public service and maintenance buildings under park control.
- 16.4 Fire hydrants: Fire hydrants shall be installed in accordance with the regulations of the authority having jurisdiction.

- 17.00 RECREATION AREA: An area of at least twelve thousand (12,000) square feet, centrally located and accessible to the occupants of every mobile home lot shall be provided for recreation in a park with ten (10) units or less. In parks with more than ten (10) mobile homes an additional two hundred fifty (250) square feet per lot shall be provided.

18.00 PARK MANAGEMENT

- 18.1 Responsibilities of management: Responsibilities of the management of the mobile home park shall be as follows:
 - 18.1.1 The person to whom all required state and federal permits for a mobile home park is issued shall operate the park in compliance with this ordinance and all regulations of the Pennsylvania Department of Environmental Resources and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean, sanitary condition.

- 18.1.2** The park management shall supervise the placement of each mobile home on its mobile home lot, which includes securing its stability and installing all utility connections.
- 18.1.3** The park management shall give the Zoning and Codes Officer or any person designated by the Township Supervisors free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- 18.1.4** The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park. A copy of such registry shall be submitted to the Township on a quarterly basis. Records for current and previous years must be available upon request. The park management shall also keep copies of all permits issued for the operation of said park and shall supply copies of such permits at the request of the township.

19.00 ERECTION OF SINGLE MOBILE HOMES

- 19.1** Installation requirements: No person shall occupy any mobile home in Daugherty Township for sleeping or living purposes, except in a mobile home park issued a permit under this chapter, unless such mobile home conforms to and complies with all plumbing, electrical, sanitary and building ordinances of the township applicable to conventional stationary dwellings; provided, however, a single on-lot mobile home installation shall comply with zoning requirements of the district in which it is to be placed.
- 19.1.1** Any single on-lot mobile home to be installed shall have a minimum of six hundred twelve (612) square feet of living space.
- 19.1.2** All mobile homes shall meet or exceed those standards as specified by Act 69 of 1972, "Uniform Standards Code for Mobile Homes."
- 19.1.3** The building permit standards and requirements applicable in the township shall apply for any single on-lot mobile home in accordance with this ordinance.
- 19.1.4** The single on-lot mobile home shall be installed upon and securely fastened to a frost-free foundation or footer, and in no event shall it be erected on jacks, loose blocks or other temporary materials.
- 19.1.5** An enclosure of compatible design and material shall be erected around the base of the mobile home within two (2) weeks of installation of the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

- 19.2 **Compliance required:** No single on-lot mobile home shall be installed for occupancy and sleeping purposes or attached to any private sewer or water system except in compliance with this ordinance.

20.00 OCCUPANCY AND REMOVAL OF MOBILE HOMES

- 20.1 **Permit required:** payment of fee and taxes:

- 20.1.1 No mobile home, whether single on-lot installation or mobile home park installation, shall be removed from Daugherty township without the owner of said mobile home first obtaining a permit and providing a duplicate to the park manager from the local Tax Collector charged with the collection of all taxes. Such a permit for removal will be issued upon payment of a fee and payment of all taxes due.
- 20.1.2 The Board of Supervisors of Daugherty Township shall established, by resolution, a schedule of fees for the obtaining of permits required under the provisions of this ordinance. The resolution providing for the various fees shall be periodically reviewed and amended, when necessary, by resolution of the Board of Supervisors. The issuance of a permit shall be contingent upon the resolution and the fee schedule.

21.00 PENALTIES

- 21.1 **Violation and penalties:** Any person notified of a violation of this Ordinance by the Township shall take immediate action to correct deficiencies as noted by the Township Zoning and Codes Officer following receipt of a formal complaint, shall be the responsibility of the state agency so designated and Daugherty Township, if applicable. Township personnel shall forward said complaints to the Department of Environmental Resources for processing and provide the park management with the specifics of the complaint filed. A minimum fine of five hundred dollars (\$500.00) per violation shall be assessed for each day that a violation continues at the discretion of the magistrate having jurisdiction over civil proceedings. Damages shall occur on the sixth (6th) day that a violation is in continuance and be assessed on a per day basis..
- 21.2 **Notice of Violation:** When a violation of this ordinance has been determined by the Zoning and Codes Officer, a notice to correct said violation shall be forwarded by certified mail, return receipt requested, to the park manager or owner of the property. Said notice shall state the nature of the violation and set a time for compliance. Failure to comply within the time set shall result in the issuance of citation for each day that the violation continues. In the event that the park manager or owner fail to accept the notice of violation, posting of the property with a copy of the violations shall serve as notice.

22.00 INTERPRETATION

22.1 Conflicting provisions:

- 22.1.1** It is the express intention of Daugherty Township that this Ordinance be read in conjunction with all other ordinances of the township, and where there is conflict in provisions thereof, such interpretation shall be given to all ordinances read in conjunction as to produce a reasonable result consistent with the intention of the Township Supervisors in enacting such ordinance.
- 22.1.2** Where there is conflict between provisions of separate ordinances, the most stringent standards shall be the one applied.

23.00 ENACTMENT AND EFFECTIVE DATE

This Ordinance shall become effective upon the date of its passage by the Daugherty Township Board of Supervisors.

ENACTED AND ORDAINED this 10 day of June 19 92.

George J. Rossick
Supervisor

Thomas Albion
Supervisor

ATTEST:

Frank W. Romanchuk
Secretary

Frank W. Romanchuk
Supervisor