

ARTICLE IX

MOBILE HOME PARK DEVELOPMENT

901 GENERAL

901.1 Prior to final approval, the developer shall furnish to the Planning Commission proof that all necessary sewage tests have been completed and approved by the Department of Environmental Protection (DEP); and that a stormwater management plan has been recommended by the Natural Resources Conservation Service; and an erosion and sedimentation control plan has been approved by the Greene County Conservation District.

901.2 The developer shall complete improvements required by this Ordinance before final plat approval, or shall post a bond with the governing body of the Municipality or the Municipal Authority in which the improvements are located to insure the construction of the required improvements.

- 901.3 The Greene County Land Development Officer may inspect any Mobile Home Park at reasonable intervals, and at reasonable times, to determine compliance with the terms of this Ordinance.
- 901.4 To the fullest extent possible, underground utility lines located in street rights-of-way shall not be installed beneath existing or proposed paved areas. In any event, before placing the street surface, adequate sub-surface drainage for the streets and all sub-surface utilities as acceptable to the Planning Commission and required by the Commonwealth of Pennsylvania shall be provided and/or installed by the developer.
- 901.5 In all respects in which standards are not set forth herein, the applicable standard requirements of the Commonwealth of Pennsylvania or Federal guidelines, whichever are more severe, shall govern. For all mobile home parks which contain fifteen (15) or more mobile homes, contact shall be made with the Pennsylvania Department of Environmental Protection (DEP).
- 901.6 Upon completion of any improvements, plans, and profiles of the improvement, as constructed, shall be filed with the Municipality in which said improvement is located.
- 901.7 The Planning Commission may authorize or approve departures from any of the provisions set forth in this Section when, in the opinion of the Planning Commission, such departures are desirable or expedient subject to the requirements of Article VIII of this Ordinance.
- 901.8 The standards and procedures prescribed herein shall be applicable only to those Mobile Home Parks which are constructed, remodeled, altered or expanded after the effective date of this Ordinance. Existing Mobile Home Parks shall be required only to meet the applicable Federal and State requirements.
- 901.9 The provisions of this Article shall not apply or be effective in any Borough or Municipality of the County of Greene which has presently adopted or may hereafter adopt any mobile home park ordinance providing standards governing mobile home parks; provided that applications for a mobile home park located within a Borough or Municipality have adopted a mobile home park ordinance shall be forwarded, upon receipt by the Municipality, to the Planning Commission for review and comment. Municipalities shall not approve such applications until the Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the Planning Commission.

902 SUBMISSION OF PLANS

Before work has begun on construction, remodeling or alteration of a Mobile Home Park, or in conversion of an existing establishment or facility to a Mobile Home Park, plans and specifications, whether preliminary or final, shall be submitted to the Planning Commission in accordance with the regulations set forth in Article V of this Ordinance for approval of a Major Subdivision, if lots are to be sold in fee simple, or shall be submitted for approval of a land development, if lots are to be leased.

903 DESIGN REQUIREMENTS

The streets and utilities within the Mobile Home Park shall remain in the ownership of the owner and shall not be dedicated to the Municipality unless the lots are to be sold as individual parcels. All plans for streets and utilities, whether dedicated to the public or owned and maintained by the park owner, shall be prepared in accordance with the design requirements set forth in Article VIII of this Ordinance unless specifically referenced in this Article as otherwise.

904 PARK CONSTRUCTION REQUIREMENTS

904.1 Land Constraints

Land subject to flooding, slips and slides, subsidence, poor drainage, slopes in excess of twenty-five (25) percent, excessive noise, vibrations, smoke, toxic matter or radiation shall not be developed for residential occupancy or for any use which may involve danger to health, safety and the general welfare of the community.

Any land which has been strip mined and on which the Department of Environmental Protection (DEP) currently holds a permit or bond, shall be subject to review and comment by the Pennsylvania Department of Environmental Resources. The Department of Environmental Resources shall have forty-five (45) days to respond and failure to do so shall in no way effect the Planning Commission's approval or disapproval of the subdivision in question.

904.2 Excavation, Grading and Filling

All earthmoving activities shall comply with Section 802.1 of this Ordinance.

904.3 Resource Review - Erosion and Sediment Control Plan

Measures used to control erosion and sedimentation shall meet the requirements as set forth in Section 802.2 of this Ordinance.

904.4 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. A stormwater drainage system may be required by the Planning Commission in compliance with Section 809 of this Ordinance if the topography and/or adjacent land so warrant.

904.5 Public Use and Service Areas

- A. No part of any Mobile Home Park shall be used for non-residential purposes, except when so designated on the plan as uses required for the direct servicing and well-being of the park residents or for the management and maintenance of the park.
- B. Nothing in this Section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

904.6 Required Buffer Strip, Setbacks and Screening

- A. All Mobile Home Park developments shall be surrounded by a buffer area at least thirty-five (35) feet wide along the inside of the external property lines. No permanent or temporary structure shall be permitted on any portion of the thirty-five (35) foot buffer, however the inside twenty (20) feet of the buffer area may be used to satisfy either setback or minimum yard requirements for the mobile home lots adjoining the buffer strip.
- B. There shall be a minimum distance of ten (10) feet between an individual mobile home, including accessory structures attached to the mobile home, and the adjoining right-of-way of a park street or common parking area or other common areas and structures.
- C. All Mobile Home Parks located adjacent to industrial or commercial land uses may be required to provide screening such as fences or natural growth along the property boundary line separating the park and such adjacent non-residential use.

904.7 Park Street System

- A. All streets shall be constructed in accordance with the specifications as set forth in Section 803 of this Ordinance, or the local Municipality, whichever is greater.
- B. The street cartway for minor streets shall be a minimum of twenty (20) feet except:
 - 1. where parking is permitted on both side, a minimum width of thirty-six (36) feet shall be required, or,
 - 2. where parking is limited to one side, a minimum width of twenty-eight (28) feet shall be required.

904.8 Erection and Placement of Mobile Homes

- A. Mobile homes shall be separated from each other and from other buildings and structures by the following distances:
 - 1. thirty (30) feet between parallel ends of adjacent mobile homes;
 - 2. twenty (20) feet between parallel sides of adjacent mobile homes; and,
 - 3. thirty (30) feet between the end of one mobile home and the parallel side of an adjacent mobile home.
 - 4. Any accessory structure, such as a carport, a porch, or similar structure shall not be closer than five feet (5') to any side lot line.
- B. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure, with access provided.

904.9 Off-Street Parking

- A. Off-street parking for at least two (2) motor vehicles shall be provided at each mobile home lot for mobile home lots which front on a park street which is only twenty feet (20') wide. A carport, concrete slab, etc., should serve as a primary parking space and the driveway may serve as the second. Such parking spaces need not be covered or enclosed.

- B. In mobile home parks containing fifteen (15) or more mobile, off-street parking areas for additional vehicles of park occupants and guests shall be provided at the rate of one-half (1/2) space per mobile home lot and shall be so located that the distance between the parking area and the mobile home lot serviced does not exceed two hundred (200) feet. This requirement may be declared null and void if conditions are such that off-street parking is the only means of providing the required parking.
- C. The off-street parking areas for guests should be of similar or comparable design as in Section 814 of this Ordinance.

904.10 Construction of Mobile Home Lots

- A. Mobile Home lots within the park shall have a minimum area of four thousand (4,000) square feet and a minimum width of forty (40) feet except when a double mobile home is located in the park, in which case a minimum area of seven thousand (7,000) square feet and a minimum width of sixty-four (64) feet will be required.
- B. The total number of lots in a park shall not exceed an average density of seven (7) per acre.
- C. Each mobile home lot shall be improved to provide an adequate mobile home stand or pad for the placement and tie-down of the mobile home, and in such a position as to allow a minimum of ten (10) feet between the mobile home and the right-of-way of the park street. Each mobile home or stand shall be constructed such that it shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibrations or other forces acting on the structure. Anchors or tie-downs, such as cast-in-place concrete "deadmen" (eyelets imbedded in concrete), screw augers or arrowhead 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.

904.11 Water Supply

A. General Requirements

An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by the Ordinance. Where a public water system of satisfactory quantity, quality and pressure is available, connection shall be made hereto and its supply shall be used exclusively. Where a satisfactory public

water supply system is not available, the development of a private water supply system shall be approved by the Department of Environmental Protection.

B. Source of Supply

1. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons, per day, per mobile home.
2. 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.
3. 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.
4. Water supply treatment, if necessary, shall be in accordance with the requirements of the Department of Environmental Protection.

C. 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.

D. Water Distribution System

All water piping fixtures and other equipment shall be constructed and maintained in accordance with state and/or local regulations.

904.12 Sewage Disposal

A. General Requirements

An adequate and safe sewerage system shall be provided in all parks

for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Where a public sewerage system exists on lands adjacent to the mobile home park, connection shall be made to such system if the local Municipal Authority indicates there is sufficient plant and interceptor line capacity. All construction and materials shall comply with the local Municipal Authority's standards. If a public system is not available, sewage shall be disposed of by a method approved by the Sewage Enforcement Officer and the Department of Environmental Protection.

B. Individual Sewer Connections

1. All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
2. Sanitary sewers shall carry only sanitary sewage. Stormwater run-off systems, including roof drains, shall not be connected to sanitary sewers.

C. 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 Department of Environmental Protection, and shall have watertight joints.

904.13 Electrical Distribution System

- A. 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 specifications, National Electrical Code, and local and state codes and ordinances. Inspection by a qualified electrical inspection agency shall be made of all private electrical systems.
- B. Power lines shall be located underground in accordance with the Pennsylvania Public Utility Commission. All direct burial conductors or cable shall be buried below the ground surface and shall be insulated and specifically designed for the purpose.
- C. Each mobile home lot shall be provided with an approve disconnect device and overcurrent protective equipment.

- D. 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 neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

904.14 Solid Waste Disposal

- A. The storage, collection and disposal of solid waste and refuse in the mobile home park shall be so conducted as to create no health hazards, no rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the DEP regulations and local municipal requirements.
- B. All refuse containing garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service.

904.15 Fuel Supply and Storage

A. Natural Gas System

- 1. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices and shall meet local gas company requirements.
- 2. Each mobile home lot provided with piped gas shall have an approved shut-off valve installed up-stream 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.

B. 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 authority having jurisdiction.

C. Fuel Oil Supply

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.

904.16 Fire Protection

- A. In Mobile Home Parks containing fifteen (15) or more mobile homes, if fire hydrants are not required, portable fire extinguishers, of a type approved by the local fire company or EMA, shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well marked positions.
- B. Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

904.17 Shade Trees

Every effort shall be made by the developer to preserve existing shade trees in the area being developed.

905 RESPONSIBILITIES OF THE PARK MANAGEMENT

- 905.1 The person responsible for management of a mobile home park shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- 905.2 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.
- 905.3 The park management shall give the Land Development Officer, Fire Inspector, Building Inspector or any other person designated by the County of Greene, free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- 905.4 The management shall maintain a register containing the names of every park occupant. Such register shall be available to any authorized person inspecting the park, and to any official of the Municipality in which the mobile home park is located.

906 VIOLATIONS

Any violation of this Article shall be subject to the Preventive Remedies specified in Section 1106 and the Enforcement Remedies specified in Section 1107 of this Ordinance.