PART 7

MOBILE HOME PARKS

Section 701. GRANT OF POWER

The governing body of each municipality may regulate subdivisions and land development within the municipality by enacting a subdivision and land development ordinance. Provisions regulating mobile home parks shall be set forth in separate and distinct articles of any subdivision and land development ordinance adopted pursuant to the "Pennsylvania Municipalities Planning Code" Act 247, as reenacted and amended, Article V, §501, as reenacted and amended.

Section 702. PURPOSE, AUTHORITY AND JURISDICTION

The purpose, authority, and jurisdiction for land development as a mobile home park are the same as contained in PART 2 of this ordinance.

Section 703. PLAT REQUIREMENTS AND PROCESSING PROCEDURE

The plat requirements and processing procedure for land development as a mobile home park shall be in accordance with the requirements contained in PART 4 of this Ordinance.

Section 704. DESIGN STANDARDS

The arrangement and other design standards of streets, easements, blocks, lots, stormwater management and erosion and sedimentation control shall be in accordance with the requirements contained PART 5 of this Ordinance except as specified below:

1. Street Widths

   A. The minimum street right-of-way and cartway widths of public or private streets shall be as follows:

Collector Streets	Width
Right-of Way	60 feet
Cartway	24 feet

Minor Streets	Width
Right-of-way	50 feet
Cartway	20 feet

B. Where a subdivision or land development fronts on an existing street, the provision for additional street width (right-of-way, cartway, or both) may be required when determined necessary by the Miller Township Planning Commission in specific areas to address:

(1) Public safety and convenience;

(2) Where the number of mobile homes proposed to be located in the mobile home park exceeds one hundred (100) units;

(3) Widening of existing streets where the width does not meet the requirements of the preceding paragraphs.

2. Lots

A. Lots in a mobile home park shall be served by both public or community water supply and sanitary sewerage collection systems.

B. Minimum lot widths and areas shall conform to applicable provisions of the municipal zoning ordinance.

or,

Mobile home lots shall be not Less than sixty (60) feet wide measured at the minimum required setback line nor less than seventy-two hundred (7,200) square feet in area, per mobile home unit exclusive of streets and other public areas.

3. Front Yard Building Setback Lines

In a mobile home park, the minimum front yard building setback line from the right-of-way of a street shall conform to applicable provisions of the municipal zoning ordinance.

or,

The minimum front yard building setback line from the right-of-way of a street shall be as follows:

Street Type	Minimum Setback Distance
Arterial	40 feet
Collector	25 feet
Minor	20 feet

4. Side and Rear Yard Building Setback Lines

A. In a mobile home park, the side and rear building lines shall conform to applicable provisions of the municipal zoning ordinance.

or,

The minimum side yard building setback lines for interior lots shall be ten (10) feet from the side lot lines of each mobile home lot.

B. The minimum rear yard building setback lines shall be fifteen (15) feet measured from the rear lot line of each mobile home lot.

C. Mobile home units shall not be located closer than twenty-five (25) feet from the mobile home park property lines on the sides and rear not adjacent to a street right-of-way.

5. Off-street Parking Requirements

A. Off-street parking areas shall be provided at the rate of at least two (2) vehicular parking spaces for each mobile home lot.

B. Each such off-street parking space shall contain at least two-hundred (200) square feet of area and shall be located on the lot it is intended to serve.

6. Open Space Requirements

A. All mobile home parks shall provide and so indicate on the plan of the mobile home park, suitable areas for recreation and open space uses by using the standard of ten (10%) per cent of the total area of the mobile home park of which one-half (1/2) of the area shall be in one place. The remainder may be used to provide pedestrian walkways, or connecting links to recreation areas.

1). The recreation and open space shall be located as centrally as possible within the mobile home park.

2). The open space shall be landscaped with a water absorbent surface except for recreational facilities and walkways utilizing a hard surface.

3). The open space must be maintained by a mobile home park operator or the open space can be dedicated to Miller Township provided Miller Township is willing to accept and maintain the open space.

7. Park Areas for Non-Residential Uses

A. No part of the mobile home park shall be used for a non-residential purpose, except such uses that are specifically required for the direct servicing and well being of park residents, for management and maintenance of the park, or those

uses permitted by applicable provisions of the municipal zoning ordinance, where one exists.

Section 705. IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

In a mobile home park all improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with PART 5 of this Ordinance and shall also provide the following additional improvements:

1. Buffer Strips

   A suitably screened or landscaped buffer strip at least ten (10) feet wide, shall be provided by the developer along all of the property lines separating the mobile home park from adjacent land uses

2. Signs and Lighting

   A. Signs may be permitted subject to the approval of the Board of Supervisors.

   B. All means of ingress, egress, walkways, streets, and parking lots shall be adequately lighted.

3. Other Site Improvements and Requirements

   A. Each mobile home site shall be provided a concrete slab, constructed to current municipal building code standards, so as to provide a structurally stable pad for mobile home placement.

   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.

   C. Each mobile home lot shall be provided with a four (4) inch concrete slab on a stable surface at least ten (10) feet by eighteen (18) feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobile home and not extend into the front, side, or rear yard. Such slab shall contain an electrical outlet to which the electrical system of the mobile home shall be connected, and shall be constructed in compliance with the municipal building and electrical codes.

   D. Individual tenants of the mobile home park may construct attached enclosures or covered patios to individual mobile homes, provided that such enclosure does not encroach into the front, side or rear yard areas.

   E. Tie downs shall be installed at strategic locations so as to prevent movement of the mobile home by natural causes.

F. Provision shall be made by the Park operator to have garbage and waste collected at least once every week, and shall be deposited at an approved disposal site.

4. Mobile Home Parks in Floodplain Areas

A. Within any identified floodplain area, all mobile homes and any additions thereto shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse (Floodway).

B. Where permitted within any identified floodplain area, all mobile homes and additions thereto shall be:

1) Anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the American National Standards as specified in the Standard for the Installation of Mobile Homes Including Mobile Home Park Requirements (NFPA No. 501A-1974 ANSI A119.3-1975) as amended for Mobile Homes in Hurricane Zones or other appropriate standards such as the following:

a) Over-the-top ties shall be provided at each of the four (4) corners of the mobile home, with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length.

b) Frame ties shall be provided at each corner of the mobile home, with five (5) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length.

c) All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.

2) Elevated in accordance with the following requirements:

a) The stands or lots shall be elevated on compacted fill, or on pilings so that the lowest floor of the mobile home will be one and one-half (1.5) feet or more above the elevation of the one hundred (100) year flood.

b) Adequate surface drainage is provided.

c) Adequate access for a hauler is provided.

d) Where pilings are used for elevation, the lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than ten (10) feet apart; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.

C. An evacuation plan indicating alternative vehicular access and escape routes shall be filed with the Perry County Emergency Management Agency.

Section 706. FEES AND PERMITS

1. Fees

   At the time of filing the Preliminary Plat and/ or the Final Plat for the development of a tract of land for a mobile home park, the Applicant shall be required to pay to the Miller Township fees in accordance with the requirements of Article 8 of this Ordinance and secure a permit.

2. Mobile Home Park Permits

   Any person intending to develop a tract of land as a mobile home park shall have a permit from the municipality for each such park, issued in accordance with the following requirements:

A. Such permit shall be issued by the Municipal Code Enforcement Officer upon proper application and submission of evidence of compliance with the provisions of this Ordinance and all other applicable legal requirements, and upon payment of a fee provided herein.

B. Each permit shall be valid for one (1) year, from the date of issue.

C. Each application shall be accompanied by a fee, payable to Miller Township in accordance with the fee schedule established for land developments found in Appendix A.

D. The first application for a permit for a mobile home park proposed for development, following the effective date of this Ordinance, shall be made to the Municipal Code Enforcement Officer on a form provided and shall be submitted together with copies of the following:

   1) A copy of the approved final plat signed by the Miller Township Board of Supervisors.

   2) A receipt signed by the recorder of deeds, showing that the mobile home park plat has been publicly recorded.

   3) A permit issued by the Department of Environmental Protection as required by the Chapter 179, Title 25, Rules and Regulations, Mobile home Park.

E. The first application for a permit for a mobile home park existing on the effective date on this Ordinance shall be made to the Municipal Code Enforcement Officer on a form provided and shall be submitted together with copies of the following.

1) A copy of the plan submitted to the Pennsylvania Department of Environmental Protection as required by Chapter 179, Title 24, Rules and Regulations, Mobile home Parks.

2) A permit issued by the Department of Environmental Protection as required by Chapter 179, Title 25, Rules and Regulations, Mobile home Parks.

3) A receipt signed by the recorder of deeds showing that the mobile home park plat has been publicly recorded together with the Deed Book and page number indicated and a copy of the recorded plat.

F. Application for the annual renewal of a permit shall be made by the holder of the permit, to the Municipal Code Enforcement Officer on a form provided, within fourteen (14) days preceding expiration of the preceding permit period, and shall be accompanied by a fee as required in Paragraph C above and any changes since the preceding permit was issued.

The Municipal Code Enforcement Officer shall inspect each mobile home park prior to the issuance of a permit for conformance with the provisions of this Ordinance and all other applicable legal requirements.

G. It shall be incumbent upon the proprietor of a mobile home park to keep a register and to report therein the name of the person of head of family occupying each mobile home; the date of entry on said land; license number of automobile; serial number, make and size of trailer; and the names of all persons living in the mobile home park.

H. The register and mobile home park shall be subject to inspection by the Municipal Code Enforcement Officer annually, or upon the request of the Board of Supervisors.

Section 707. MODIFICATION OF REQUIREMENTS

The application for a modification of any requirements shall be in accordance with the provisions of PART 9 of this Ordinance.

Section 708. ENFORCEMENT, AMENDMENTS, VIOLATIONS, APPEALS, PENALTIES, SEVERABILITY, AND REPEALER

The enforcement, amendments, violations, appeals, penalties, severability, and repealer shall be in accordance with the provisions of PART 10 of this Ordinance.