

## ARTICLE XI

### MOBILE HOME PARK REGULATIONS

#### SECTION 1100      PROCEDURE

No person, firm or corporation shall construct, maintain or operate a Mobile Home Park within the Township without first obtaining a Mobile Home Park Permit from Hamiltonban Township. The procedures and standards for acting upon mobile home park applications shall be the same as for subdivision and land development applications and in accordance with the provisions of this Ordinance, including, but not limited to, the provisions of acceptable financial security to the Township to secure the installation of required on-site improvements, unless otherwise specified in this Article.

Prior to the issuance of a Mobile Home Park Permit, applications shall be submitted to and approved by the Township Planning Commission and the Board of Supervisors in accordance with the requirements and procedures of Articles IV, V, VI, and VII of this Ordinance, regarding General Procedure, Jurisdiction, Pre-application Consultation, Preliminary Plats and Final Plats.

1. Board of Supervisors' Public Hearing. Before acting on any preliminary mobile home park plan, the Board of Supervisors shall arrange for a public hearing. Such public hearing shall be held after reviewing the recommendations, if any, of the Planning Commission, and within twenty (20) days of receipt of the said recommendations. This hearing shall be advertised in a newspaper of general circulation in the Township at least ten (10) days before such hearing, and notice of said hearing shall be posted by certified mail to the owners of property abutting the site and directly across an adjoining street and to any other persons that the Supervisors may feel to be particularly affected.
2. Board of Supervisors' Action. The Board of Supervisors shall take official action on a preliminary mobile home park plan after it has received the report of the Township Planning Commission and after the required public hearing. The Board of Supervisors shall note its action on three (3) copies of the plans. Two (2) copies shall be returned to the applicant, and one (1) copy shall be retained for Township use.

#### SECTION 1101      APPROVAL OF SITE PLAN

In considering and acting upon mobile home park plans, the Board of Supervisors shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe conditions and safeguards as may be required in order that the result of its action may, to the maximum extent possible, further the expressed intent of this Ordinance.

Effect of Land Development Plan Approval. No building permit or occupancy permit shall be issued for any structure covered by this Article until an approved Land Development Plan or approved amendment of any such plan has been secured by the applicant from the Board of Supervisors.

**SECTION 1102      MOBILE HOME PARK PERMIT**

1. License and Permit. It shall be unlawful for any person to construct, alter, extend, or operate any park unless he has been issued a permit by Hamiltonban Township hereunder; and unless he complies with provisions of this Ordinance and Regulations.
2. Application to Hamiltonban Township. Owner shall make application to the Township Supervisors on the form furnished by said officials for permit to operate a park in the Township, designating the person within the Township upon whom service of notices and proceedings hereunder can be served.
3. Inspection and Issuance of Permit. Upon receipt of such application the Township Supervisors or their authorized representative shall inspect applicant's proposed park to determine compliance with the provisions of this Ordinance. Upon approval the Board of Supervisors shall issue a Park Permit to applicant which shall be valid for the period of one (1) year thereunder. Upon determination that applicant does not comply with this Ordinance, the Board of Supervisors shall give notice with conditions required to be met prior to reconsideration of the application.
4. Renewal Permits and Transfers. Renewal permits for a like period shall be issued by the Township Supervisors upon application and compliance with This Ordinance. Every person holding a permit shall file notice in writing to the Township Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park.
5. Applicability to Existing Parks. (1) Parks in existence upon effective date of this Ordinance will be required to meet maintenance and operating standards of this Ordinance as a prerequisite to issuance of a permit or a renewal permit. (2) Park operation and maintenance and expansion of existing parks shall comply with this Ordinance. (3) Parks in existence, in operation, or approved under prior Ordinance, at time of enactment of this Ordinance, whether or not issued a permit, shall within one hundred and twenty (120) days after the effective date of this Ordinance make application for permit hereunder and shall comply with provisions of this Ordinance applicable to parks in existence prior to enactment. (4) Any existing park that in the opinion of the Board of Supervisors creates a fire, health, or safety hazard shall be required to comply with the provisions of this Ordinance within a reasonable period of time as determined by the Board of Supervisors.

**SECTION 1103      PARK SITE**

The park site shall be well drained and have such grades and soil as to make it suitable for the purpose intended. All such parks shall be planned as a unit and shall be located on a tract of land at least ten (10) acres in size. The area of said site shall be in single ownership or under unified control. All mobile home parks within Hamiltonban Township shall provide centralized water and sanitary sewer service for their residents. Said centralized water and sanitary sewer systems shall be designed, constructed, permitted, operated and maintained in accordance with all applicable Township, State and Federal requirements. A mobile home park shall have a gross area of at least ten (10) acres and shall contain no more than four (4) mobile home lots per acre. Said minimum 10-acre project area shall not include areas identified as slopes steeper than twenty-five (25%) percent, wetlands, 100-year floodplain, and utility easements.

**SECTION 1104      LOT REQUIREMENTS**

1. All lots in any mobile home park shall be well drained and graded to a point where mobile homes may be parked so that the parking of the same shall result in safety to all concerned. In all instances as much natural vegetation as is reasonably possible shall be preserved by any mobile home park developer.
2. On land laid out as a mobile home park, lots with homes of a width of sixteen (16') feet or less shall be not less than seventy (70') feet wide measured at the required front setback line. Lots with homes greater than sixteen (16') feet in width shall be not less than eighty-five (85') feet wide measured at the required front setback line. The minimum required lot area for all individual mobile home lots within mobile home parks shall be one-quarter (1/4) acre or ten thousand eight hundred ninety (10,890) square feet exclusive of street rights-of-way, 50-foot property boundary setbacks, and other public areas.
3. All mobile home lots shall be given street numbers, and all park streets shall be given names approved by the County. Continuations of existing streets shall be known by the same name; but names for other streets shall not duplicate or closely resemble names for existing streets in the Township.

**SECTION 1105      YARD AND SETBACK REQUIREMENTS**

1. All mobile homes shall be located at least seventy-five (75) feet from any street right-of-way which abuts a Mobile Home Park boundary and from any other boundary of the park.
2. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and adjoining pavement of a park street or common parking area or other common areas.

3. All mobile homes shall be separated from each other and from other buildings by at least twenty (20) feet. In a mobile home park, side and rear building setbacks shall be not less than twenty (20') feet from the side and rear lot lines of each mobile home lot.

#### **SECTION 1106      PARK STREET SYSTEM**

1. Park Access. Access to Mobile Home Parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. Each Mobile Home Park shall be provided with at least two (2) points of ingress and/or egress and a distance of at least 150 feet shall be maintained between centerlines of access streets.
2. Lot Access. All Mobile Home Parks shall be provided with safe and convenient paved access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography. All lots within a mobile home park shall access interior park streets and not dedicated Township roads.
3. Streets. All streets shall be designed and paved in accordance with Township specifications and shall be kept in good repair. All streets within the mobile home park shall remain under single ownership with the park. Mobile home park streets shall not be offered for Township dedication.

#### **SECTION 1107      REQUIRED OFF-STREET PARKING**

1. Off-street parking areas shall be provided in all Mobile Home Parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobile home lot. Each off-street parking space shall contain at least 400 square feet and shall be located on the mobile home lot that it is intended to serve.
2. Auxiliary parking areas shall be provided throughout the mobile home park at a rate of one space for each mobile home lot. Auxiliary parking areas shall be located within three hundred (300') feet of the lots they are intended to serve. Said auxiliary parking areas shall be surfaced in accordance with the Township Zoning Ordinance and are intended for passenger vehicle use only.
3. A specially assigned, secure parking and storage area shall be provided on-site in close proximity to the park office. This area shall be utilized for the storage of larger vehicles including, but not limited to, recreational vehicles, campers, boats, trailers, and tractors. The area shall be surfaced in accordance with the Township Zoning Ordinance.

## **SECTION 1108      UTILITY IMPROVEMENTS**

1. Water Distribution. All Mobile Home Parks shall provide to each separate mobile home lot a continuing supply of safe and potable centralized water as approved by the State Department of Environmental Protection.
2. Sewage Disposal. All Mobile Home Parks shall provide to each separate mobile home lot a connection to a centralized sanitary sewer disposal system which shall be approved by the State Department of Environmental Protection.
3. No Mobile Home Park Permit shall be issued until the sewage disposal and water distribution system for the Mobile Home Park have been approved by the State Department of Environmental Protection.
4. Electrical Distribution and Television Service. All mobile home parks shall have underground electrical distribution systems, telephone service and television cable service where available which shall be installed and maintained in accordance with the local company's specifications regulating such systems.
5. Individual Electrical Connections.
  1. Each mobile home lot shall be provided with an approved disconnecting device and over current protective equipment. The minimum service per outlet shall be 120/240 volts AC 200 amperes.
  2. All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding connector run with branch circuit conductors or other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.
6. Natural Gas System. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.
7. Liquified Petroleum Gas System. Liquified petroleum gas (LPG) systems provided for mobile homes, service buildings or other structures shall include the following:
  1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
  2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

3. All LPG piping outside of the mobile home shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas liquid form shall not be conveyed through piping equipment and systems in mobile homes.
4. Any vessel containing LPG shall be secured but not permanently fastened to prevent accidental overturning. Vessels with a capacity greater than one hundred (100) gallons must be placed no nearer than ten (10) feet from any building. Vessels with a capacity greater than five hundred (500) gallons are prohibited, and no mobile home shall have a total capacity greater than 500 gallons.
5. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specifically approved by Hamiltonban Township.
8. Fuel Oil Supply Systems. All fuel oil supply systems provided for mobile homes, servicing buildings and other structures shall be installed and maintained in conformity with the following regulations:
  1. All piping from outside fuel oil storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
  2. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
  3. All fuel oil storage tanks or cylinders shall be securely placed and shall not be less than ten (10) feet from any mobile home exit.
  4. Fuel oil storage tanks located in areas subject to traffic shall be protected against physical damage.
  5. Fuel oil storage tanks shall not be located under mobile homes.

**SECTION 1109      COMMON OPEN SPACE**

1. All mobile home parks shall provide not less than ten (10%) percent of the total land area for common open space purposes for the enjoyment of park residents. The required open space shall not include undesirable areas including, but not limited to, slopes greater than twenty-five (25%) percent, wetlands, 100-year floodplain, and stormwater management facilities. Common open space shall be located so as to be free of traffic hazards and shall be centrally located and easily accessible to all park residents. Sidewalks shall be required to access all useable open space and recreation areas. Mobile home parks accommodating more than twenty-five (25) individual lots shall also be required to provide playgrounds or other physical recreational facilities to promote active recreation in addition to passive open

space. Such active recreation facilities may be included within the required open space area. Plans shall detail the types of facilities proposed and their locations.

2. Exposed ground surface in all parts of every park shall be protected with a vegetation growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
3. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

#### **SECTION 1110      LANDSCAPING AND SCREENING**

Mobile home parks shall comply with the landscaping and screening requirements found in Article III of the Hamiltonban Township Zoning Ordinance.

#### **SECTION 1111      CURBING AND SIDEWALKS**

Mobile home parks shall provide curbing and sidewalk as per the requirements found in Article X of This Ordinance. Additionally, all mobile home lots shall be connected to sidewalks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

#### **SECTION 1112      SIGNS AND LIGHTING**

1. Mobile home parks shall be subject to the sign requirements of Article III of the Township Zoning Ordinance.
2. All means of ingress and egress, walkways, streets, and parking lots shall be adequately lighted during nighttime hours, by the use of either low-pressure or high-pressure sodium luminaries mounted at a minimum height of twenty (20) feet. Park illumination for streets and other public areas shall be serviced by a separate circuit. The Developer is required to provide a lighting plan for review and approval by the Township. Said lighting plan shall be prepared by a professional engineer, licensed architect, professional lighting consultant or the power company servicing the proposed park. All park lighting shall conform to the performance standards set forth in Article III of the Township Zoning Ordinance.
3. Along park streets and walkways, luminaries shall be provided at maximum intervals of two hundred (200) feet, except within two hundred (200) feet of intersections of park streets, where the maximum intervals shall be one hundred (100) feet.
4. Park entranceways, where the park street connects with the public street, shall have at least two (2) luminaries at the street intersection.

5. Auxiliary parking lots shall have one (1) luminary for each twenty (20) parking spaces, or fraction thereof, which shall be located to distribute the light as evenly as practical.

### **SECTION 1113      OTHER SITE IMPROVEMENTS**

1. An enclosure of compatible design and material or “skirting” 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 and shall be designed in such a manner as to prevent animals from freely entering the area beneath the mobile home.
2. Anchorage to prevent the movement of the mobile home by natural causes shall be provided for each mobile home. Anchorage may be provided for by anchors and tie-downs such as cast-in-place concrete, “dead-man” eyelets imbedded in arrowhead anchors, or other devices securing the stability of the mobile home. Anchors and tie-downs shall be placed at a minimum at each corner of the mobile home slab and each shall be able to sustain a minimum tensile strength of two thousand eighty (2,080 lbs.) pounds.
3. Each mobile home lot shall be provided with a four (4) inch concrete slab on a stable surface at least 10 feet by 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 or rear yards. In place of a concrete slab, a structurally stable porch may be constructed at the elevation of the entranceway. It must be located so as to be adjoining and parallel to the mobile home and not extended into the front or rear yards. The porch shall be of either metal or pressure treated wood construction at least 10 feet by 18 feet in size.
4. Individual tenants at 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 building setbacks. Structures with a roof shall be anchored in such a manner as to prevent movement by natural causes. A Township building permit shall be required in each case.
5. Provisions shall be made by the park operator to have garbage and waste collected at least once every week. Any refuse disposal site and/or recyclable drop-off site proposed within the mobile home park shall be subject to the approval of the Township.
6. Mailboxes for park residents shall be located on one or more conveniently located, centralized pedestals inside the park. Mailboxes outside the park boundaries and/or along public roads shall be prohibited.
7. There shall be provided in each mobile home park such other improvements as the Township may require in the best interests of the park residents.

**SECTION 1114      PARK AREAS FOR NON-RESIDENTIAL USE**

1. No part of any mobile home park shall be used for a non-residential purpose, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
2. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.

**SECTION 1115      RESPONSIBILITIES OF OPERATOR**

1. Operator shall operate a park in compliance with this Ordinance and shall provide adequate supervision to maintain park, its facilities and equipment in good repair and in a clear and sanitary condition. Operator shall notify Hamiltonban Township within five (5) days of placement of additional mobile homes. All mobile home parks shall include an on-site park manager's office. Said office shall be clearly identified and designated within the confines of the park. All park offices shall be open for business a minimum of twenty (20) hours per week. The regular hours of operation shall be clearly posted at the front of the office along with any changes in the schedule as necessary, a list of emergency phone numbers, and a legible map of the park layout including street names and individual lot addresses.
2. Operator shall provide to Hamiltonban Township Supervisors and the State Department of Environmental Protection access at reasonable times to the park and facilities to inspect to ensure compliance; and shall maintain a register containing names of all park occupants to be available to any authorized person inspecting park, for health, assessment, taxation and other purposes. Said register shall also include the name and last permanent address of the head of the family occupying each mobile home; date of entry to the park; and the serial number, make and size of mobile home. Said register shall be kept at the park manager's office and shall be available at all times for Township or County inspection. Any changes in occupancy shall be reported to the Township and the County Tax Assessor's Office within one (1) month of the date of entry.
3. Operator shall notify the Township and the Department of Environmental Protection of any suspected communicable or contagious disease within the park.

**SECTION 1116      PENALTIES**

The penalties contained in Article XII of this Ordinance relative to violations of subdivision and land development regulations, shall also be applicable to violations of the provisions of this Article XI, relative to Mobile Home Park Regulations.