

# Franklin Township Subdivision and Land Development Ordinance

## ARTICLE IX MOBILE HOMES AND MOBILE HOME PARKS

This article contains provisions setting forth minimum standards for the design, construction, alteration, extension, and maintenance of mobile home parks and related utilities and facilities.

### 900. Definitions.

**COMMON OPEN SPACE** - Land within a mobile home park, not including streets, off-street parking areas, private yard space, and areas set aside for public facilities, which shall be designed and set aside for the use of all residents of the mobile home park. This area shall be identified by separate parcel(s).

**INTERNAL STREET** - A street in a mobile home park privately owned, constructed, and maintained, which functions only to provide direct access to individual mobile home lots.

**MOBILE HOME** - A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

**MOBILE HOME LOT** - A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased to the occupants of the mobile home erected on the lot.

**MOBILE HOME PARK** - A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lot.

**MOBILE HOME STAND** - The part of an individual mobile home lot which has been reserved for the placement of a mobile home and appurtenant structures and connections.

**PERSON** - Any individual, firm, trust partnership, public or private association or corporation, or other entity.

**SERVICE OR RECREATIONAL BUILDING** - A structure housing operational office, recreation facilities, park maintenance, and other facilities built to conform to required local standards.

**SEWER CONNECTION** - The sewer connection consists of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

**SEWER RISER PIPE** - The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

**USABLE SITE AREA** - The usable site area is that portion of a mobile home park which is free of water surfaces, flood plains, wetlands, severe high water table areas, quarries, and slopes over twenty per cent (20%), and including structures or obstructions unrelated to the mobile home park usage.

## **Franklin Township Subdivision and Land Development Ordinance**

**WATER CONNECTION** - The water connection consists of all pipes, fittings, valves, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

**WATER RISER PIPE** - The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at the designated point on each mobile home lot.

**WATER SERVICE PIPE** - The water service piping consists of all pipes, fittings, valves, and appurtenances from the water main of the park distributing system to the water outlet of the distributing system within the mobile home.

### **901. Financial Security.**

Financial security to guarantee installation of improvements shall be required in accordance with this Ordinance.

### **902. Design and Improvement Standards.**

The location, design, and improvement standards for all mobile home parks shall comply with the following minimum requirements, in addition to the Franklin Township Zoning Ordinance.

#### **A. SITE DRAINAGE**

1. The ground surface in all parts of a park shall be graded and equipped to drain surface water in a safe, efficient manner. Where necessary, storm sewers, culverts, and related facilities shall be provided to insure the adequate drainage of all locations within the park.
2. A Stormwater Management Plan shall be prepared in accordance with the requirements of this Ordinance and submitted for review and approval by the Township prior to the granting of a permit to construct any mobile home park.
3. All stormwater facilities shall be kept completely separate from any sanitary waste facilities.
4. Surface water collectors and other bodies of standing water shall not be susceptible to the breeding of mosquitoes and other insects.

#### **B. SOIL AND GROUND COVER REQUIREMENTS**

1. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. All paving and/or planting shall be designed in accordance with the storm drainage plan.
3. An Erosion Control Plan shall be submitted to the Township for review. The Erosion Control Plan shall be approved by the York County Conservation District.
4. A landscaping plan shall be submitted for review and approval by the Township.

## Franklin Township Subdivision and Land Development Ordinance

### C. BLOCKS

The size and shape of blocks in mobile home parks shall be determined with regard to:

1. Need for convenient access and automotive and pedestrian movement.
2. Providing desirable lot depths for pedestrian interior walkways and easements for utilities to be located within the block.
3. Blocks shall not exceed a maximum length of sixteen hundred (1,600) feet.

### D. PLACEMENT OF MOBILE HOMES

#### 1. CONSTRUCTION OF MOBILE HOME STANDS

- a. The area of the mobile home stand shall be improved to provide an adequate frost proof foundation for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, or rotation, and in no event shall the mobile home be erected on jacks, loose blocks, or other temporary materials. 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 superstructure.
- b. The Applicant shall submit a design including drawings of an example Mobile Home stand for review and approval.

### E. PARK STREET SYSTEM

#### 1. GENERAL REQUIREMENTS

- a. A minimum of Two (2) vehicular accesses shall be provided. All accesses shall abut a public street.
- b. The entrance road, connecting the park with a public street or road shall have a minimum pavement width of thirty-two (32) feet.
- c. Other internal streets shall comply with the following:
  - 1) Streets shall have a minimum width of twenty eight (28) feet.
  - 2) Dead end or Cul-De-Sac streets shall be provided at the closed end with a paved turnaround having an outside diameter of at least eighty (80) feet.
  - 3) All streets within a mobile home park shall have concrete curbs and sidewalks in accordance with the Subdivision and Land Development Ordinance.
- d. Design and Construction of all streets within the mobile home park shall be in accordance with the Subdivision and Land Development Ordinance. All mobile home park streets shall be private streets.
- e. All mobile home lots shall be connected to a common street by means of a sidewalk or walkway. Such individual sidewalks shall have a minimum width of three (3) feet.

## Franklin Township Subdivision and Land Development Ordinance

- f. Street Names and Lot Numbers - Each street within a mobile home park shall be provided with street names and street name signs in accordance with this Ordinance. Lot numbers shall be displayed in an easily visible location on each mobile home in a common place on the front yard side of the mobile home at least six (6) feet above the ground.

### 2. Parking Areas

- a. Two (2) paved off-street parking spaces for motor vehicles shall be provided on each mobile home lot. Required parking spaces shall be so located as to provide convenient access to the mobile home, and shall not exceed a distance of two hundred (200) feet from the mobile home that it is intended to serve.
- b. A separate parking area for recreational vehicles shall be provided in each mobile home park.
- c. Paved off-street parking areas must also be provided to serve recreation areas, utility or service buildings, and the park office.
- d. Layout, design, and the number of spaces for all types of common parking areas shall be subject to review and approval by the Township in accordance with Township Ordinances.

### F. REQUIRED RECREATION AREAS OR FEES

1. In all mobile home parks a recreation area, or areas, with suitable facilities shall be maintained within the park for the use of all park residents.
2. Land required for such recreation areas shall be in accordance with the Franklin Township Zoning Ordinance. Such land should generally be provided in a centralized location.
3. Recreation areas shall be so located as to be free of traffic and environmental hazards and should, where the topography permits, be centrally located on relatively level ground.
4. If a suitable recreation area cannot be properly provided for the park, as determined by the Board of Supervisors, payment of a recreational purpose fee is required in conjunction the "Recreation Dedication" section of this ordinance.
5. A Recreation plan shall be submitted for review and approval per this Ordinance.

## 903. Water Supply.

### A. GENERAL REQUIREMENTS

If the mobile home park can be served by the extension of an existing public water supply system of satisfactory quantity, quality and pressure and is within one thousand (1,000) feet of the proposed development, the applicant shall connect to the Municipal System. The distribution system within the proposed development shall be subject to review and approval in accordance with the provisions of this Ordinance. Where a satisfactory public municipal water supply system is not available, a community water supply system shall be provided in accordance with the requirements of the Subdivision and Land Development Ordinance.

## Franklin Township Subdivision and Land Development Ordinance

The water system design shall be approved by the PA DEP and Franklin Township and/or the applicable Municipal Authority.

### B. DESIGN AND CONSTRUCTION STANDARDS

Water supply and distribution systems shall be designed and constructed in accordance with Township Engineering Specifications and the requirements of the Subdivision and Land Development Ordinance. Where there is a conflict between this section and other sections of this Ordinance or other rules and regulations of the Township and/or the applicable municipal authority, the more stringent shall apply. Standards shall also be as recommended by the Township Engineer.

### C. SOURCE OF SUPPLY

1. The water supply shall be capable of supplying a minimum of four hundred (400) gallons per day per mobile home.
2. Any proposed well shall be in conformance with the Franklin Township Well Ordinance.
3. Water supply treatment, if necessary, shall be in accordance with the requirements of the PA DEP.

### D. 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.

### E. WATER DISTRIBUTION SYSTEMS

1. All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with state and local regulations.
2. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
3. The system shall be so designed and maintained as to provide a pressure of not less than twenty-five (25) pounds per square inch, under normal operating conditions, at each Mobile Home, service buildings, and other locations requiring potable water supply. The developer is required to provide all necessary engineering studies to ensure that there will be sufficient water pressure and flow to meet such requirement and for operation of fire protection systems.
4. Individual Water Riser Pipes and Connections
  - a. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

## Franklin Township Subdivision and Land Development Ordinance

- b. The water riser pipe shall have a minimum inside diameter of three-quarters (3/4) inch and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
- c. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- d. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type, manufacturer, and method of installation are approved by the Township.

### 904. Sewage Disposal.

#### A. GENERAL REQUIREMENTS

If the mobile home park can be served by the extension of an existing public sanitary sewer system located within one thousand (1,000) feet of the proposed development and adequate treatment capacity is available, a complete sanitary sewage collection system must be installed and connected by the developer to the existing public sanitary sewer system. Such system shall be designed, constructed, and maintained in accordance with the Pennsylvania Department of Environmental Protection and the applicable Municipality or Municipal Authority regulations. If adequate treatment capacity is not available or connection to the community sewer system shall be provided. The system design shall be approved by the PA DEP and Franklin Township and/or the appropriate Municipal Authority. It shall be required as a condition of Plan approval, that the owner agrees to the provision that when public sewers are made available to the site, that the Mobile Home Park be connected to such system and that all privately owned Wastewater Treatment Facilities be abandoned.

Regardless of the proposed method of sewage disposal, all systems shall be in conformance with the Franklin Township ACT 537 Official Sewage Facilities Plan. On-lot sewage disposal systems are not acceptable for mobile home parks.

#### B. DESIGN AND CONSTRUCTION STANDARDS

Sanitary Sewer Systems and Wastewater Treatment Facilities shall be designed and constructed in accordance with Township standards and the requirements of the Subdivision and Land Development Ordinance. Where there is a conflict between this section and any other section of this Ordinance or other rules and regulations of the Township and/or the applicable Municipal Authority, the more stringent shall apply. Standards shall also be as recommended by the Township Engineer.

##### 1. INDIVIDUAL SEWER CONNECTIONS

- a. Each mobile home lot shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand so that the sewer connection to the mobile home drain outlet will approximate a vertical position.
- b. The sewer connection shall have a nominal inside diameter of not less than four (4) inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. All joints shall be watertight.

## Franklin Township Subdivision and Land Development Ordinance

- c. All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent and durable; and the inner surface shall be smooth.
  - d. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half (1/2) foot above ground elevation.
  - e. If Sanitary Traps are not provided within the individual Mobile Home Unit, it shall be installed in the Sanitary Sewer laterals.
2. 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.

### 905. Electrical Distribution System.

#### A. GENERAL

Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with the local electric power company's specifications regulating such systems. All electrical system materials and installation shall be consistent with the National Electric Code as most recently amended.

#### B. POWER DISTRIBUTION LINES

All power distribution lines shall be installed underground in accordance with the suppliers regulations. All other utilities, such as telephone, community cable television service, etc., shall also be installed underground in accordance with the individual utility's specifications governing such systems.

#### C. REQUIRED GROUNDING

All exposed noncurrent 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.

### 906. Service Buildings and Other Community Service Facilities.

#### A. APPLICABILITY

The requirements of this section shall apply to service buildings, recreational buildings, and other community service facilities when constructed such as:

1. Management offices, repair shops, and storage area.
2. Laundry facilities.
3. Indoor recreation areas.

## Franklin Township Subdivision and Land Development Ordinance

4. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

### 907. 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. All applicable local, state, and federal regulations shall be complied with. The plans shall outline the proposed method of refuse disposal.

### 908. Fuel Supply and Storage.

#### A. NATURAL GAS SYSTEMS

1. Natural gas piping systems when installed in mobile home parks shall be approved by the utility company providing the service.
2. Each mobile home lot provided with piped gas shall have an approved shut-off valve installed upstream 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 SYSTEM

1. Liquefied Petroleum Gas Systems (LPG) provided for mobile homes, service buildings, or other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following;
  - a. Systems shall be approved with safety devices to relieve excessive pressure and shall be arranged so that the discharge terminates at a safe location.
  - b. Systems shall have at least one (1) accessible means of shutting off the gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
  - c. All LPG piping outside the mobile home shall be buried and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile home.
  - d. 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 the Township.

#### C. FUEL OIL SUPPLY SYSTEMS

1. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with any applicable rules and regulations.
2. All storage tanks shall be protected from physical damage.
3. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall have shutoff valves located within five (5) inches of storage tank.

## Franklin Township Subdivision and Land Development Ordinance

4. All fuel storage tanks and cylinders shall be securely placed and under no circumstances located less than five (5) feet from any mobile home exit.

### D. STORAGE TANK FOUNDATIONS

All fuel tanks not withstanding the type of fuel shall be provided with a stable foundation of compacted stone or concrete and anchoring, or as may be required by any applicable regulation whichever is more stringent.

### **909. Fire Protection.**

- A. Fire protection systems shall be provided per this Ordinance.
- B. In addition, the following shall apply;
  1. All applicable Local, State, and Federal regulations, shall be complied with.
  2. In the event the Applicant wishes to provide alternate means of fire protection, design information shall be subject to review by the Township, Township Engineer, and the local fire agency and shall be subject to approval by the Township.