

ELK TOWNSHIP · CHESTER COUNTY, PENNSYLVANIA

MOBILE HOME PARK ORDINANCE OF 1976

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ORDINANCE NUMBER 1-1976

Be it enacted and ordained by the Supervisor of the Township of Elk, Chester County, Pennsylvania, and it is hereby enacted and ordained by the Authority of the same:

ARTICLE I

Purpose and Citation

SECTION 100 PURPOSE

The purpose of this ordinance is to establish minimum standards governing mobile home parks: establish requirements for the design, construction, alteration, extension and maintenance of mobile home parks and related utilities and facilities; authorize the issuance of permits for construction, alteration and additions; license those who operate mobile home parks; authorize the inspection of mobile home parks; and fix penalties for violations; thus assuring mobile home parks suitable for building purposes and human habitation, providing for harmonious development of Elk Township and providing for adequate open spaces for traffic, recreation, light and air, and for proper distribution of population, thereby creating conditions favorable to and protecting and preserving the health, safety, morals and general welfare of the citizens thereof.

SECTION 101 CITATION

This ordinance shall be known as the Elk Township Mobile Home Park Ordinance of 1976.

ARTICLE II

Definitions

SECTION 200

Common Area: Any area or space designed for joint use of tenant occupying mobile home developments.

Community System (i.e. Water, Sewage, TV or Fuel): A central system which serves several living units and not publicly owned.

Cul-de-sac: A residential street with an end open for public vehicular and pedestrian access and the other end terminating in a vehicular turnaround.

Density: The number of mobile home lots per gross acre.

Driveway: A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots or common facilities.

Easement: A vested or acquired right to use land, other than as a tenant, for a specific purpose; such right being held by someone other than the Owner who holds title to the land.

Electric Branch Service: That part of the electric distribution system from the service equipment to the development receptacle.

Electric Feeder: That part of the electric distribution system between the transformer and the service drop or drops (secondary voltage).

Electric Service Drop: That part of the electric distribution system from a feeder to the service equipment serving one or more mobile homes.

Electric Park Receptacle: The waterproof attachment plug device located to receive the flexible cable from the mobile home.

Fuel: Any natural gas, liquefied petroleum gas (LPG) or other flammable liquids or gases used for heating and/or cooking functions in a mobile home.

Fuel Riser Pipe: That portion of the fuel service pipe which extends vertically to the ground elevation and terminates at each mobile home stand.

Fuel Service Pipe: All pipes, fittings, valves and appurtenances from the inlet of the park distribution system to the fuel outlet of the distribution system within the mobile home.

Gas: Fuel.

Health Authority: The legally designated health authority of Pennsylvania, Chester County, or their authorized representative.

License: Written approval issued by the Township authorizing a person to operate and maintain a mobile home park.

Master Television Antenna System: A television antenna system designed to serve more than one mobile home.

Mobile Home: A transportable, single-family, detached dwelling which may be towed on a running gear, and which may be permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing and sanitary facilities as a permanent dwelling.

Mobile Home Lot: A parcel of land offered for lease in a mobile home park, constructed with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, and the exclusive use of its occupants.

Mobile Home Park: A parcel of land containing at least 10 acres, under single or separate ownership, which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

Mobile Home Stand: That portion of a mobile home lot designed to accommodate the mobile home and its attached accessory structures.

Non-Transient Residence (Mobile Home): Any mobile home which is used as a dwelling within the township for an aggregate of more than 60 days in any period of one year shall be considered to be permanently affixed to real estate and used for non-transient residential purposes.

Park: Mobile Home Park.

Parking Space: A reasonably level, paved space available for the parking of one (1) motor vehicle, not less than ten (10) feet wide and having an area of not less than two hundred (200) square feet exclusive of passage-ways, driveways, or other means of circulation or access.

Patio: A surfaced outdoor living space designed to supplement the mobile home living area.

Person: Any individual, firm, trust, partnership, public or private association or corporation, or other entity.

Private Street: A private way which affords principal means of access to abutting individual mobile home stands and auxiliary buildings.

Public Street: A public way which affords principal means of access to abutting properties.

Service or Recreational Building: A structure housing operational, recreational, park maintenance and other facilities built to conform to required local standards.

Sewer Connection: The pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

Sewer Riser Pipe: That portion of the sewer lateral which extends to the ground elevation and terminates at each mobile home stand.

Tenant Storage: An enclosed space designed to provide auxiliary general storage space for an individual mobile home.

Township: Shall mean Elk Township or its authorized representative.

Water Riser Pipe: That portion of the water service pipe which extends vertically to the ground elevation and terminates at each mobile home stand.

Water Service Pipe: All pipes, fittings, valves and appurtenances the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

ARTICLE III

License and Plan Requirements

SECTION 300

License Required: No person shall maintain, construct, alter or extend any mobile home park within Elk Township unless he obtains a valid license from the Township authorized personnel and written approval of the Health Authority for the specific construction, alteration or extension proposed.

SECTION 301

Application for License:

Initial Applications for new construction, alteration, or extension of a mobile home park shall be made on forms to be provided by the Township and accompanied by an Application Fee of \$50.00 plus \$1.00 per mobile home stand to be provided. (See Appendix A for a sample application form.) Initial Applications shall be accompanied by plans and specifications bearing the seal of Pennsylvania Registered Engineer or Architect and providing the following information:

- 301.1 Specifications: These shall be written to provide township officials or their designated representatives sufficient information pertaining to materials, equipment, construction and design of the proposed mobile home park so that they may be assured that the resulting development will be compliant with the regulations, and specifications outlined in this ordinance and its amendments.
- 301.2 Work Drawings: These include:
- (1) Topographic Survey — This shall be current, dated and signed by a Registered Engineer or Surveyor. It shall be a “transit survey” showing contours at two foot intervals for all except steeply sloping sites. For steeply sloping sites the maximum interval may be increased to five feet. The survey must show all easements, rights-of-way, setback lines, streets, driveways, surfacing, curbs, street names, preservable trees and location and size of public utilities. The survey shall include all available information about soil types, geology, and a legal description of the property.
 - (2) Plot Plan — This shall show all existing and pro- posed streets, buildings, driveways, parking areas, all on-site and off—site construction, culverts and yard drains.

(3) Planting Plan — This must include building and mobile home stand outlines, all existing and new trees, planting, lawn areas, and any other information to indicate the extent of planting.

(4) Utility Plan(s) — To include:

(a) Sanitary Sewage System showing the location, depth, slope, size and material of all necessary mains and laterals for connection of the individual mobile home lots and any permanent structures designed to serve park residents to the sewage treatment facility. Manholes, lift stations and the treatment plant location shall also be indicated on this plan.

All construction shall conform to applicable Standards of the Pennsylvania and Chester County Department of Environmental Resources for community sewage systems.

The working drawings of the system shall include:

- * Plans of the location of the treatment plant showing both ground surface elevations and all possible bodies of water subject to accidental pollution within a radius of 500 feet.
- * Details of pump installations, including pump houses and electrical controls.
- * Details of the treatment plant itself complete with electrical controls and major valving installation.
- * Details and method of operation of treatment plant.
- * Details of the structural design of any other structures included in the sewage system.
- * Description and location of any plantings and fences to be used to protect and isolate the treatment plant.

(b) Community Water Supply System showing the location, depth, slope, size, material and planned delivery pressure of all necessary mains and laterals for connection of the individual mobile home lots, and any permanent structures designed to serve park residents,

to the water supply. Manholes, pumping stations, treatment and/or storage facilities, fire hydrants and well locations shall also be indicated on this plan.

All construction shall conform to applicable Standards of the Pennsylvania and Chester County Departments of Health for public water supplies.

The working drawings of the system shall include:

- * Plans of the location of source of supply showing both ground surface elevations and all possible sources of pollution within a radius of 500 feet.
 - * Construction details for developing the source of supply, both above and below the ground or water supply.
 - * Details of pump installations including pump houses and electrical controls.
 - * Details of water treatment facilities, if any, complete with electrical controls.
 - * Details and method of operation of storage facilities.
 - * Details of the structural design of all structures included in the water supply.
- (c) Community Fuel Supply System showing the location, depth, slope, size, material and planned delivery pressure of all necessary mains and laterals for connection of individual mobile home lots, and any permanent structure designed to serve park residents, to the central fuel storage facility. Manholes, pressure regulating valves, and storage tank locations shall also be indicated on this plan.
- (d) Electrical Distribution System showing the location and depth of all necessary primary and secondary distribution lines for connection of individual mobile home lots, and any permanent structures designed to serve park residents, to the electrical utility service entry point. The planned current and voltage loads to be carried by each distribution line shall be indicated. The type and gauge wire and the type of conduit into which each line is to be installed shall be indicated.

Location of transformers, overcurrent protection devices, disconnect devices and system grounding points shall also be indicated.

- (e) Telephone and Master Television Antenna System showing the location and depth of all necessary distribution lines for connection of individual mobile home lots, and any permanent structures designed to serve park residents to the telephone service entry point or the master television antenna. The locations of any transformers, repeater stations or secondary distribution panels shall also be indicated.
- (5) Recreation Plan — This must include the locations and descriptions of all facilities such as swimming/wading pools, tennis courts, basketball courts, baseball field, barbecue and picnic areas, playgrounds, lakes, ponds, etc. to be constructed and maintained by the park owner for the recreational benefit of the park's residents.
- (6) Street Profile and Cross Section Plan — shall show the vertical section of the existing grade and proposed grade along the center line of the proposed street and shall also show the vertical section of the mobile home set—back lines for both sides of the proposed street where they are to be installed. Where storm drainage pipes are to be installed, they shall also be indicated on the profile plan.

The horizontal scale on the profile plan shall be not less than 1" equals 100' and the vertical scale shall be not less than 1" equals 10' or in cases where larger scales are used, the ratio shall be 1:10 vertical to horizontal.

A typical cross section Street construction shall be shown on the profile plan and shall indicate the following:

- (a) Right-of-way width and the location and width of paving within the right-of-way.
- (b) Type, thickness and crown of paving.
- (c) Type and size of curbing where it is to be installed.
- (d) The location, width, type and thickness of side-walks where they are to be installed.
- (e) The location and width of planting strips where sidewalks are to be provided.
- (f) Typical location, size and depth of any under-ground utilities that are to be installed in the right-of-way.

- (7) Surface Drainage Plan — showing all present and proposed grades and facilities for storm water drainage. It shall be at the same scale as the topographic survey.

The surface drainage plan shall indicate:

- (a) The location and size of the drain pipes.
- (b) The location of manholes or drop inlets and details.
- (c) Preliminary designs of any bridges and culverts that may be required.

A written analysis shall also be presented verifying the adequacy of the proposed surface water drainage plan to control the runoff generated by a 100 year rainfall.

- (8) Typical Mobile Home Stand Plan — Showing the size of the stand, its construction, the location of utility connections, the location of the on—site fuel storage area if a central fuel distribution system is not provided, the location and construction of anchors used to secure the mobile home against over—turning forces.
- (9) Permanent Structure Plans — For any and all permanent structures within the mobile home park the following data shall be supplied:
- (a) Foundation Plan — This must show the dimensions, wall thicknesses and all construction involved.
 - (b) General Floor Plan — This must include plans of all building floor areas indicating purpose and showing locations of partitions, windows, doors and equipment.
 - (c) Elevations — Typical elevations of proposed buildings showing exterior design, materials, windows and doorways. General elevations must show all sides of buildings, window and door outlines, existing and finish grades, floor elevations, roofs, attic vents, and any parapets, gutters and downspouts.
 - (d) Sections and Details — These must be sufficient to show materials and construction.
 - (e) Mechanical — Heating and cooling layouts shall be shown as separate drawings unless the system is so simple that it can be shown on other drawings. All pertinent design data shall be included.

All necessary heaters, boilers, pumps, motors, compressors, fans, pipes, ducts, equipment and construction for proposed buildings must be indicated. Plumbing drawings must show outside service, panels, outlets, switches, light fixtures, and all wiring to motors and power equipment unless clearly shown on other plans. For spaces, main distribution to electrical systems must be shown as well as special mechanical installations such as vertical transportation and ventilating systems.

- 301.3 Rules and Regulations adopted by the park owner governing the daily operation of the park and the conduct of park residents.

SECTION 302

Renewal License Applications shall be made on forms to be provided by the Township and accompanied by a fee of \$25.00 plus \$1.00 per mobile home stand. See Appendix B for a sample renewal application form. Renewal Application must be made by December 15th of each year. Licenses are valid for one (1) year unless suspended or revoked by the Township and expire December 31st.

SECTION 303

Applicability to Existing Parks:

Mobile home park facilities which exist in Elk Township at the time of the adoption of this ordinance shall be exempt from all of the requirements of this ordinance except those stated in Sections 302, 304 and in Article XII. These exemptions are to remain in effect so long as the ownership of said existing mobile home park facilities remains the same as the ownership of record at the time of the adoption of this ordinance.

Notice must be provided to the Township Supervisors of the sale of any mobile home park facility within Elk Township and the new owner of the said mobile home park facility shall be responsible for bringing the park and its operation into conformance with this ordinance.

Any additions or modifications made to any existing mobile home park facility subsequent to the adoption of this ordinance must conform to all of the provisions and specifications of this ordinance.

SECTION 304

Removal of Mobile Homes:

No person shall remove a mobile home from any mobile home park unless he first obtains a certificate indicating that all current taxes have been paid. The Certificate shall be obtained from the Township Tax Collector. See Appendix C for a sample of the Tax Payment Certificate.

In the event that a mobile home is removed from a mobile home development without the resident of said mobile home having obtained the required certificate from the Township Tax Collector, the owner of the mobile home park development shall become responsible for payment of the taxes owed to the Township by the resident of the said mobile home.

ARTICLE IV

Environmental, Open Space and Access Requirements

SECTION 400

Site Location: The development site shall be suitable for residential use and shall have a minimum of 200 feet frontage on a public road. It shall not be subject to hazards such as insect or rodent infestation, objectionable smoke or odors, unusual noise, flooding or erosion. The soil, ground water level, rock formations and topography shall not create hazards to the property or to the health and safety of occupants.

SECTION 401

Site Drainage: The ground surface throughout the development shall be graded and equipped to drain surface water in a safe, efficient manner without affecting adjoining properties. No surface water ponding shall be permitted.

SECTION 402

Erosion Protection: Satisfactory erosion control measures shall be practiced during the construction of the park and thereafter. Exposed ground surfaces shall be paved, covered with stone screenings or protected with a vegetative growth that is capable of preventing soil erosion. Park grounds shall be properly maintained to control excessive vegetative growth and noxious or poisonous plants.

SECTION 403

Vector and Rodent Control: Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Township.

The Park shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.

Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects.

The Park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

SECTION 404

Non-Residential Use: Any portion of the Park which is devoted to non—residential use shall be primarily for the management and maintenance of the park or recreational use of park residents and their guests. No sales of mobile homes shall be permitted except those located upon a mobile home stand. No commercial use shall be permitted except vending machines which shall be located within an approved enclosure or building. No washing or dry cleaning shall be provided except those within individual mobile homes.

SECTION 405

Density and Arrangement: The maximum density shall be not greater than three mobile home lots per gross acre. Not more than 50% of mobile homes shall be arranged either perpendicular or parallel to private streets. At least 50% of mobile homes shall be arranged in clusters around drive-ways or in other acceptable manner so as to achieve variety in layout.

Open spaces for use by all occupants of the mobile home park shall be provided in the ratio of at least 4,500 square feet per gross acre. This open space shall be devoted exclusively to recreational uses such as swimming pools, tennis courts, baseball or basketball facilities, play-grounds barbecue/picnic facilities or other approved recreational uses. Attempts should be made to distribute open spaces throughout the mobile home park to increase their accessibility to park residents. Each open space area shall consist of at least 2/3 of an acre including water-covered areas.

SECTION 406

Required Setbacks and Screening: All mobile homes shall be at least 30 feet from any development boundary line and at least 25 feet; for adjacent mobile homes. A 10 foot wide vegetative screening consisting of 50% evergreen and 50% deciduous plants shall be planted in any open spaces along the mobile home park boundary line.

SECTION 407

Mobile Home Living Area: No mobile home shall be permitted within a mobile home Park unless it has at least 660 square feet of internal floor area exclusive of attached porches, patios or storage sheds.

SECTION 408

Street System

Pavement widths:

- a.

All entrance streets connecting development streets with a public street or road.	36' minimum
Collector streets, No Parking.	28' minimum*
Minor Street or Cul-de-Sac, No Parking.	22' minimum
Driveway for two or more Stands, No Parking.	11' minimum

- b. Pavement Construction: The subgrade shall be well drained, uniformly graded, and compacted. A pavement base of 6 inches of mm 3A crushed stone compacted to the maximum practical density with a 1 inch wearing surface of bituminous concrete compacted to the maximum practical density shall be required.

- c. Parking Facilities: At least two paved off-street parking spaces of two hundred (200) square feet each shall be provided for each mobile home space. Parking spaces may be located in adjacent parking bays.

SECTION 409

Walks: Where a common walk system is provided, walks shall have a minimum paved width of three (3) feet. All mobile home stands shall be connected to common walks, or to driveways, or to streets, or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

SECTION 410

Mobile Home Lot: The area of the mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home and in such a position to allow a minimum of fifteen (15) feet between the mobile home and the street curb line. A gross area of not less than four thousand (4000) square feet, exclusive of street areas, shall be provided for each mobile home lot.

SECTION 411

Outdoor Living Area: A hard surfaced patio of at least 250 square feet shall be provided for each mobile home stand. Landscaping should be so arranged so as to provide visual barriers to assure reasonable privacy.

* Reduce by 2' if adjacent sidewalks are provided.

SECTION 412

Tenant Storage: Storage facilities (min. 60 square feet - max. 120 square feet) on or conveniently near each mobile home stand shall be provided. No storage shall be permitted beneath mobile homes and the open area beneath all mobile homes shall be enclosed with a suitable weather resistant material containing adequate ventilation within ten days after being placed in the mobile home stand.

ARTICLE V

Water Supply

SECTION 500

General: An adequate supply of safe water of satisfactory quality under adequate pressure shall be furnished to all mobile homes and service or recreational buildings. In addition, where feasible, an adequate supply shall be furnished for fire protection. Wherever feasible, connection shall be to a public water system. If connection to public water system is not feasible, connection shall be to a community system acceptable to the Township and the Health Authority.

SECTION 501

Source and Quality of Water: The water supply shall be capable of supplying a minimum of 250 gallons per day per mobile home stand without adversely affecting adjacent water supplies. The bacteriological and chemical quality of the water shall be acceptable to the Health Authority.

SECTION 502

Water Storage Facilities: All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflow and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as so prevent the entrance of contaminated material. Reservoir overflow piping shall discharge through an acceptable air gap.

SECTION 503

Water Distribution System and Connections:

- a. Distribution System: The water distribution system shall be constructed of materials acceptable to the Township and the Health Authority. The piping system shall be capable of supplying 5 gallons per minute at a minimum pressure of 20 pounds per square inch at each mobile home stand. In addition, the system shall be capable of supplying the following water demand for mobile homes:

<u>Number of Mobile Home</u>	<u>Demand Load (gpm)</u>
50	100
75	145
100	180
150	235
200	285
250	330
300	370

Greater design values may be required when the system is to provide fire hydrants. In such event the water supply system shall permit the operation of a minimum of two 1 inch hose streams. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the park.

Hose connections shall be provided for watering lawns at each mobile home stand. Additional hose connections shall be provided for watering community recreational land.

The water piping system shall not be connected with non-potable water supplies.

All water distribution lines shall be located in trenches of sufficient depth to assure freedom from breakage due to automobile or other surface traffic movement.

- b. Individual Water Connections: An individual water—riser pipe 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. The water riser pipe shall have a minimum internal diameter of 3/4.” and terminate at least four inches above the ground surface with two valved outlets. The outlets shall be threaded so that a connection can be made from one outlet to the mobile home water piping system and the other connection can serve a garden hose. The riser pipe shall be protected with a reinforced concrete collar having a minimum thickness of three (3) inches and extending twelve (12) inches from the riser in all directions. Protection against freezing of the water riser pipe shall be provided. A shut off valve below the frost line shall be provided near the water riser pipe on each mobile home stand. Underground stop-and-waste valves are prohibited unless specifically approved by the Township.

ARTICLE VI

Sewage Disposal

SECTION 600

General: An adequate and safe sewerage system shall be provided which is acceptable to the Health Authority and the Township. Whenever a mobile home park is intended to provide over forty mobile home stands, a community sewage disposal system, operating under permit of the Health Authority and discharging treated sewage effluent to the waters of the State, shall be provided.

SECTION 601

Location and Capacity: Location and installation of the sewage disposal system and each part thereof shall be such that, with reasonable maintenance, it will function in a sanitary manner and will neither create a nuisance nor endanger the safety of any domestic water supply. The system shall be designed adequate for a minimum flow of 250 gallons per day per mobile home lot.

SECTION 602

Individual Sewer Connections:

- a. Each mobile home stand shall be provided with at least a four-inch diameter sewer riser pipe extending at least inch above ground elevation. The sewer riser pipe shall be so located on each stand that the sewer connection with the mobile home drain outlet will be beneath the mobile home. The riser shall be protected within a reinforced concrete curb or concrete collar at least 3 inches thick and extending 12 inches from the riser in all directions.
- b. The sewer connection shall have a slope of not less than J inch per foot. All joints shall be water tight.
- c. All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a mobile home stand is vacant.

SECTION 603

Sewer Lines:

- a. All sewer lines shall be located in trenches of sufficient depth to assure freedom from breakage due to automobile or other surface traffic movement and shall be separated from any pre3surized water supply lines by at least 2 feet horizontally and 3 feet vertically in a shelved trench (or separate trenches) with the water supply line being closer to the ground surface.
- b. Sewers shall be at a grade which will insure a velocity of 2 feet per second when the sewer is flowing full.
- c. All joints in the sewer line shall be made watertight. Sewer connections and manholes shall be constructed so as to be watertight. Manholes shall be provided as necessary.
- d. Cleanouts extending to grade shall be installed at 50 foot intervals on 4 inch lines and at 100 foot intervals for larger lines. All cleanouts shall be capped with cleanout plugs.

ARTICLE VII

Garbage and Trash Storage and Disposal

SECTION 700

General: All refuse shall be stored in durable, rust resistant, non—absorbent, watertight and rodent proof containers that are covered with close fitting lids. Bulk refuse containers shall be provided in the ratio of one container for each 20 mobile home units. If bulk refuse containers are not feasible, each mobile home stand shall utilize individual refuse containers and an enclosed container storage area shall be provided for each mobile home stand. If bulk refuse containers are utilized, they will be placed upon a concrete platform and shall be screened from view.

SECTION 701

Collection: All refuse shall be collected at least once a week and disposed of in an acceptable manner outside the mobile home development, except that a properly designed incin8rator capable of maintaining a temperature of not less than 1250 F. may be provided.

ARTICLE VIII

Electrical Distribution, Lighting, Telephone, Television Antennae

SECTION 800

Electrical Distribution: All electrical installations shall comply with the National Electrical Code. Primary and secondary distribution lines shall be underground at a sufficient depth to assure freedom from damage due to automobile or other surface traffic movement.

Mobile home park electrical wiring systems shall be calculated on the basis of not less than 16,000 watts (at 120/240 volts) per each mobile home service. The demand factors which are set forth in the following table are the minimum allowable demand factors which may be used in calculating load on feeders and service.

<u>Number of Mobile Home Lots</u>	<u>Demand Factor (Percent)</u>
1	100
2	55
5	33
10	27
20	25
50	23
100 and over	22

SECTION 801

Service Facilities: Service drops from feeder distribution shall be installed in a suitable conduit. A waterproof over-current protection device and disconnecting means shall be provided for each mobile home stand. Individual mobile home space overcurrent protection device, disconnect means, and branch service shall be minimum 100 amp for 120/240 volt service. Branch service shall be installed underground and shall terminate in waterproof receptacles located adjacent to water and sewer outlets provided for each mobile home stand. Receptacles shall be of the polarized type with a grounding conductor and shall have a 4-prong attachment for 120/240 volts.

SECTION 802

Grounding: All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an independent approved grounding conductor.

SECTION 803

Exterior Lighting: Each mobile home stand will be provided with an individual walkway light located between the street and the mobile home.

Lighting shall be provided on all entrance streets, around community buildings and central storage facilities throughout the mobile home park to insure a minimum illumination level of 0.1 foot candles in these areas.

SECTION 804

Telephone Service: All telephone distribution systems shall be underground.

SECTION 805

Television Antenna: Master television antenna systems shall be installed with underground distribution to mobile home stands. No individual television antennae shall be permitted within the mobile home park.

ARTICLE IX

Fuel Supply and Storage

SECTION 900

Fuel distribution to mobile home stands shall be made from bulk tank by underground systems whenever feasible. When bulk tank distribution systems are not feasible, individual tanks may be utilized provided that they are supported by still racks, suitably screened in a well ventilated, fire retardant enclosure and located no closer than ten feet from the nearest mobile home.

SECTION 901

Gas Distribution System:

- a. Required Gas Supply: The minimum hourly volume of gas required at each mobile-home lot outlet or any section of the mobile home park gas piping system shall be calculated as follows:

	<u>Natural</u>	<u>L.P.G.</u>
For the most remote mobile—home lot outlet on any branch or main	125 CFH	50 CFH
For the second most remote outlet on any branch or main	100 CFH	40 CFH
For the third most remote outlet on any branch or main	75 CFH	30 CFH

After the third most remote outlet subsequent branch or main line loadings may be computed using a value of 50 cubic feet per hour for natural gas and 20 cubic feet per hour for liquefied petroleum gas.

- b. Installation: All piping should be composed of suitable material such as steel, wrought iron, copper, or brass and should be permanently installed and fastened in place. All gas piping installed below ground shall have a minimum earth cover of 1 inches and be at a sufficient depth to assure freedom from damage due to automobile or other surface traffic movement.

A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near to point of connection to the service piping or supply connection of the liquefied petroleum gas tank.

Each mobile home lot shall have an approved gas shutoff valve installed upstream of the mobile home lot gas outlet and located on the outlet riser at a height of not less than four inches above grade. Such valve shall not be located under any mobile home. Whenever the mobile home lot outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas. Each mobile home shall be connected to the mobile home lot outlet by an approved three-quarter inch mobile home connector not more than six feet in length. Approved pipe and fittings may be used between the flexible connector and the mobile home lot gas outlet when the distance between the mobile home lot gas outlet and the mobile home gas service connection exceeds that required to

make a safe installation with only a mobile home connector.

All gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.

If LPG or fuel oil containers are installed on mobile home lots, they should be securely fastened in place to prevent overturning. No LPG or fuel oil container should be placed inside or beneath any mobile home, storage cabinet, carport, or any other structure.

SECTION 902

Fuel Oil Distribution System: All piping should be composed of suitable material such as steel, wrought iron, copper or brass and should be permanently installed and fastened in place. All fuel oil piping installed below ground shall have a minimum earth cover of 1 inches and be at a sufficient depth to assure freedom from damage due to automobile or' other surface traffic movement.

All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.

All fuel oil storage tanks or cylinders should be installed underground and shall not be located inside or beneath any mobile home or accessory structure, or less than five feet from any mobile home exit.

Every tank shall be vented by a vent not less than 1¼ inches iron pipe size, so designed and installed to prevent entrance of rain debris.

A shutoff valve located immediately adjacent to the gravity feed connection if a tank shall be installed in the supply line to the mobile home.

Fuel oil connectors from the tank to the mobile home shall be r copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used.

Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil on the ground.

ARTICLE X

Mobile Home Stand

SECTION 1000

General: A stand should be provided on every mobile home lot to accommodate the mobile home and its attached accessory structures. The stand should provide an adequate foundation and anchoring facilities to secure the mobile home against any accidental movement.

The stand should not heave, shift, or settle unevenly under the weight of the mobile home as a result of any frost action, poor drainage, vibration, or other such forces.

SECTION 1001

Construction: The mobile home stand should be graded to obtain adequate surface drainage. This can be achieved by using either a crown or a cross-gradient. The grade of the stand and its access-way should also be such as to allow easy placement of the mobile home.

The material used in constructing the stand should be durable and capable of supporting the expected load regardless of the weather. Reinforced concrete pads, runways or piers may be used.

The stands should be designed to fit the dimensions of the mobile homes that are to be accommodated. Consideration should also be given to the fact that many mobile home owners may later want to add carports or other accessory structures. If future additions are anticipated, the stand should be so located on the mobile home lot that the proper clearances can be maintained between the mobile home and other structures.

Patios are frequently constructed as an integral part of the mobile home stand. Patios must have a minimum size of 200 square feet.

SECTION 1002

Anchors: It is essential that some means be provided at each stand to anchor mobile homes and secure them against over-turning forces. Anchors such as cast—in-place concrete “dead men”, eyelets embedded in concrete, screw augers, or arrowhead anchors may be used.

Anchor should be provided at least at each corner of the mobile home and each anchor should be able to withstand a tension force of at least 4,800 pounds. The cable or other device connecting the mobile home and anchor must also be able to withstand a tension of at least 4,800 pounds.

ARTICLE XI

Fire Protection

Mobile home developments shall be kept free of litter, rubbish and other flammable materials. Portable ABC dry chemical type fire extinguishers of at least 10 pound capacity must be maintained in each mobile home and shall be assessable at all times. Fire extinguishers shall be inspected semi-annually by the Park Owner.

Fire hydrants shall be installed if the Park's water supply source is capable of serving them. If provided, fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the Park.

ARTICLE XII

Inspections

The Township, or its duly appointed agents is authorized to make such inspections as are necessary to determine satisfactory compliance with this ordinance.

The Township or its duly appointed agent shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.

Every person holding a permit under this ordinance shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of the Township. Such register shall show, for each mobile home accommodated in such mobile home park, the following information:

- (a) The lot number of the lot on which such mobile home is parked or located.
- (b) The names and addresses of all persons using such mobile home for living or sleeping purposes.
- (c) The date of arrival of such mobile home at such mobile home park and the date of departure therefrom.

It shall, be the duty of every resident of a mobile home park to give the management thereof or his designated agent access to any part of such mobile home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance.

ARTICLE XIII

Notices Hearings, License Revocations

SECTION 1300

Whenever the Township determines that there has been a violation of any provision of this ordinance, it shall give notice of such violation to the person to whom the license was issued. Such notice shall:

- (a) Be in writing.
- (b) Include a statement for its issuance.

- (c) Allow a reasonable time for the performance of any act it requires.
- (d) Be served upon the Owner or his agent either in person or by certified mail.
- (e) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this ordinance, or any part thereof.

SECTION 1301

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance may request and shall be granted a hearing on the matter before the Supervisors of Elk Township, provided, that such person shall file a written request for such hearing with the Secretary of the Board of Supervisors. The filing of the request shall operate as a stay of the notice except in the case of an order issued under Section 1304. Upon receipt of such request, the Secretary of the Board of Supervisors shall set a time and a place for such hearing and shall give the person requesting said hearing written notice thereof. The hearing shall be commenced not later than fifteen days after the day on which the request was received by the Secretary of the Board of Supervisors, provided that upon application of the petitioner, the Secretary of the Board of Supervisors may postpone the date of the hearing for a reasonable time beyond such fifteen-day period when in his judgment the petitioner has submitted good and sufficient reasons for such postponement.

SECTION 1302

After such hearing the Secretary of the Board of Supervisors all make findings as to compliance with the provisions of this Ordinance and shall issue a written order sustaining, modifying or withdrawing the notice which shall be served as provided in Section 1300. Upon failure to comply with any order the license of the mobile home development affected by the order shall be revoked.

SECTION 1303

The proceedings at such a hearing, including the findings and decision of the Board of Supervisors, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the Secretary of the Board of Supervisors. Any person aggrieved by the decision of the Board of Supervisors may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this Commonwealth.

SECTION 1304

Whenever the Township finds that an emergency exists which requires immediate action to protect the public health or safety, it may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as it may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately.

ARTICLE XIV

Penalties

SECTION 1400

Summary Offense: Any person who violates any provision of this Ordinance shall be guilty of a summary offense, and upon conviction after notice and hearing by the Board of Supervisors, subject to the right of appeal of the Chester County Common Pleas Court in accordance with Section of the Code, 53 P.S., shall be required to pay a penalty for the use of Elk Township in a sum not less than \$10.00 nor more than \$250.00 together with the cost of prosecution.

SECTION 1401

Revocation or Suspension of Permit: Upon repeated violations by the same licensee, his right to the issuance of a license, or to continued operation under a license, may be suspended for a fixed term, or permanently revoked. Any person, co-partnership or corporation who or which operates a mobile home park in Elk Township without a license granted by the Township shall be guilty of a misdemeanor and upon conviction thereof such person or the members of such co-partnership or the officers of such corporation responsible for such violation shall be sentenced to suffer imprisonment not exceeding two (2) years or pay a fine not exceeding One Thousand Dollars (\$1,000.00) or both, in the discretion of the court.

ARTICLE XV

Partial Invalidity

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby declared to be severable.

ARTICLE XVI

Repeals

All ordinances and resolutions or parts of ordinances and resolutions inconsistent herewith are hereby repealed.

ARTICLE XVII

Enactment

Enacted and ordained this 9th day of February, 1976.

THE TOWNSHIP OF ELK

By: _____
Chairman, Board of Supervisors

