

ARTICLE XI. MOBILE HOME AND MOBILE HOME PARKS

HISTORICAL BACKGROUND

The Board of Supervisors, on December 9, 1992, adopted ordinance No. 12-09-91A (effective December 14, 1991), which incorporated Article III, Section 2, 3, 4, and 5 and all of Article IV of Ordinance No. 11, as amended, into the Clay Township Zoning Ordinance as a new Article XII. All provisions relating to annual permitting of mobile home parks and the administration and enforcement of the permitting program, are preserved in Ordinance No. 11.

SECTION 1101. REGULATION OF MOBILE HOMES

A. No person shall allow any trailer to stand upon any of the streets or alleys in the Township of Clay without being attached to a licensed and inspected motor vehicle capable of pulling the trailer.

B. No person shall park any trailer, attached to a motor vehicle, on any street or alley in the Township of Clay for a period of time longer than that allowed for the parking of vehicles upon such streets or alley by the applicable state laws and the ordinance of the Township of Clay applicable to traffic and parking. Any person who shall violate this Section shall be subject to the penalties specifically provided in such laws and ordinances as the case may be.

C. No person shall occupy any mobile home for sleeping or living quarters other than on a duly permitted mobile home stand. A mobile home which is permanently erected on and attached to a foundation having a fixed location on the ground and in the normal frame of reference is considered immobile may be occupied; provided such home is placed on a lot which meets the requirements of any applicable zoning and subdivision regulations. The parking of only one unoccupied mobile home in any accessory building, private garage or a rear yard shall be permitted, provided said mobile home shall not be occupied while such mobile home is so parked or stored. One occupied mobile home shall be allowed on farms upon condition that the front line of the mobile home shall not extend nearer to the street line than the rear line of the farm dwelling and that a piped water supply, approved means of sanitary sewage disposal and electrical facilities are provided from said mobile home.

D. No person shall modify, change or occupy a mobile home so that it may be used in a fashion for which it was not intended to be used; including but not limited to change a single-family mobile home into a multi-family dwelling.

E. All mobile homes shall comply in all respects with the SWMO. *[Added by Ord. 051214A; 05/12/14 §14]*

SECTION 1102. REQUIREMENTS FOR MOBILE HOME PARKS

A. All mobile home parks shall comply with the requirements set forth hereunder in Section B. of this Article XI, as well as all Other Provisions and with the SWMO. *[Amended by Ord. 051214A; 05/12/14 §14]*

B. 1. Area and Density Regulations

a. Minimum Size. The minimum size of a mobile home park for which a building permit or certificate of use and occupancy may be issued shall be five (5) acres.

b. Density.

i. When the mobile home park is served by a public sewage system, the minimum area for any mobile home space shall be 6,000 square feet.

ii. When the mobile home park is served by a sewage treatment plant, the minimum area of any mobile home space shall be 7,500 square feet.

iii. When individual, on-lot, subsurface sewage disposal systems are used, the minimum area of a mobile home space shall be 15,000 square feet.

iv. Only one mobile home shall be permitted on each mobile home space.

c. Setbacks. The minimum setback from a public road to any mobile home, mobile home service or accessory building, or off-street parking facility shall be fifty (50) feet. The setback shall be determined from the right of way line of the public road.

d. Yard. The minimum allowable distance between any mobile home park boundary line and a mobile home, off-street parking facility or service or accessory buildings shall be twenty-five (25) feet.

e. Distance Between Buildings. Mobile homes shall be separated from each other and service or accessory buildings and the adjoining pavement of mobile home park street or common parking area by at least twenty (20) feet.

2. Required Mobile Home Space Size and Mobile Home Stand

a. Mobile Home Space Size. The minimum area of any mobile home space shall be as provided in Section 1202 (B) (1) (b) of this article. Such size also shall be sufficient to comply with any and all other provisions of this or any other ordinance.

b. Each mobile home space shall be at least forty (40) feet wide.

c. Mobile Home Stand. Each mobile home space shall be provided with a hard-surfaced mobile home stand which has a foundation that will not heave, shift, or settle unevenly because of frost action, inadequate drainage, vibration, or other forces acting on the superstructure. Each mobile home stand shall be equipped with properly designed utility connections. The space between the floor of the mobile home and the mobile home stand shall be enclosed to protect all supports and utility connections.

3. Mobile Home Requirements.

a. Minimum Floor Area. All mobile homes located in a mobile home park shall have a minimum of seven hundred twenty (720) square feet of floor space.

b. Utilities. All mobile homes located within a mobile home park shall be property connected to approved water, sewer, and electrical outlets. (also Section B.2.c.)

4. Service and Accessory Buildings.

a. Construction. All service and accessory buildings, including management offices, storage areas, laundry building, and indoor recreation areas shall be adequately constructed, ventilated, and maintained so as to prevent decay, corrosion, termites, and other destructive elements from causing deterioration.

b. Accessory Buildings Service and accessory building shown on an approved plan may be erected in a mobile home park. All attachments to individual mobile homes in the form of buildings such as sheds and lean-tos are prohibited.

c. Mobile Home Park Office. In every trailer park there shall be an office in which shall be located the office of the person in charge of such trailer park. Every mobile home park containing fifteen (15) or more mobile home space shall have a structure designed for and clearly identified as the office of the mobile home park manager.

d. Storage Space. Occupants of each mobile home space shall be provided with at least one hundred fifty (150) cubic feet of enclosed storage space. The type of storage facility shall be approved by the Township.

5. Water Supply

a. Approved Water Supply. All mobile home parks shall be connected to a public water supply when available. Mobile Home parks unable to connect to a public water supply shall have an adequate supply of portable water from a source approved by the Pennsylvania Department of Health and shall be subject to the Department's operating regulations.

b. Connection Required. All mobile homes and such service buildings as shall include the use of water shall be connected to an approved water supply system. Individual water riser pipes having an inside diameter of no less than three-fourths (3/4) inch shall be provided on each mobile home stand and shall terminate no less than four (4) inches above the ground.

c. Protection of Lines. Adequate provisions shall be made to protect water service lines from damage including a shut off valve on each mobile home space below the frost line.

d. Fire Hydrants. Where a public water supply is available, fire hydrants shall be installed in accordance with specifications of the entity operating the supply.

6. Sewage Disposal

a. Approved Sewage System. All mobile home parks shall be connected to a public sewerage system when available. When a mobile home park is not connected to a public sewerage system, sewage shall be collected and disposed of by a method approved by the Pennsylvania Department of Health and the Sanitation Officer of Clay Township. When there are more than fifteen (15) units in a mobile home park connection to a sewage treatment plant will be required.

b. Connection Required. All mobile homes and small service buildings as shall include the use of water or of toilet facilities shall be connected to an approved sewerage system. Individual sewer-riser pipes having at least four (4) inch diameter shall be located on each mobile home stand and shall extend at least one (1) inch above ground level. Provisions shall be made for sealing the sewer riser pipe with a securely fastened plug or cap when the mobile home site is unoccupied.

c. Protection Of System. Adequate provisions shall be made to protect sanitary sewers from storm water infiltration and breakage. All sewer lines shall be constructed of materials approved by the Pennsylvania Department of Health; municipal sewer systems, if available; and the Sanitation Officer of Clay Township.

d. Contiguous Or Nearby Parks:

i. No permit for a mobile home park will be issued for any tract of land adjacent to or nearby an existing mobile home park until the Supervisors have determined that the persons or entity applying for the building permit or certificate of Use and Occupancy adjacent to or nearby an existing mobile home park are or is not applying for the purpose of avoiding the requirements of a sewage treatment plant.

ii. With regard to Subparagraph (I) above, the Supervisors will look behind the legal ownership of the tract of land for which an application has been made and will deny the application, if they determine that the form of ownership of the lot has been created to avoid the requirements of a sewage treatment plant.

iii. Because of the need to protect the health, safety, and welfare of the citizens of the Township of Clay, especially because of the soils of this Township there shall be a presumption in that, if any person or entity makes application for a mobile home park, such applicant or applicants is or are making such application to avoid the construction of a sewage treatment plant, and the burden shall be on such applicant to prove to the contrary.

7. Storm Drainage.

a. Surface Drainage. The ground surface in all parts of the mobile home park shall be graded and equipped to drain all surface water in a safe and efficient manner, which shall be approved by the Township Engineer.

b. Drainage Structures. Storm sewers, culverts, and related installations shall be provided to permit the unimpeded flow of natural water courses; to insure the drainage of all low points along the line of park streets; to intercept storm water run-off along park streets at intervals reasonably related to the extent and grade of the area drained.

c. Storm Water Kept Separate. Storm water shall be kept separated from sanitary waste until the latter is treated in a manner approved by the Pennsylvania Department of Health.

d. All parks and mobile homes shall comply with the SWMO. *[Added by Ord. 051214A; 05/12/14 §14]*

8. Mobile Home Park Streets

a. Width, all mobile home park streets shall have a pavement width of twenty-four (24) feet.

b. Construction Standards. Pavement base and pavement wearing surface shall be constructed according to the specifications applicable to standard Township Streets.

c. All park streets in a mobile home park shall be private driveways and shall be provided with adequate lighting. Each mobile home space shall abut on a park street with access to such street. Access to all mobile home spaces shall be from the park streets and not from public streets or highways.

d. Grades. There shall be a minimum grade of 0.75 percent and a maximum grade of ten (10) percent on all mobile home park streets.

9. Off-Street Parking

Each mobile home shall be provided with a minimum of two (2) paved parking spaces of bituminous or concrete surface which shall be located on the mobile home space.

10. Ground Cover and Screening

a. Surface Protection. Ground surfaces in all parts of the park shall be paved, covered with other solid materials or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

b. Harmful Vegetation. Park ground shall be maintained free of vegetative growth which is poisonous, or which may harbor rodent insects harmful to man or other pests harmful to man.

11. Electrical Distribution.

a. 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 local electric power company specifications. Each mobile home shall be connected to this electrical distribution system.

12. Solid Waste And Vector Control.

Solid waste disposal and vector shall be there responsibility of the mobile home park operator and shall be performed in accordance with the requirements of the Pennsylvania Department of Health regulations.

SECTION 1103. VARIANCES

Any variance to this ordinance may be granted by the Zoning Hearing Board following a public hearing pursuant to the provisions of the Pennsylvania Municipalities Planning Code.