

article VI

Manufactured Home Park Regulations

SECTION 600 SCOPE AND PURPOSE

This Article supplements the provisions of the Spring City Zoning Ordinance and the other articles of this Ordinance by providing provisions specifically designed for manufactured home park development. To the extent that this Article does not provide regulations on a subject, the general provisions of this Ordinance and the Zoning Ordinance shall apply.

SECTION 601 SUBMISSION AND REVIEW

The construction of a new manufactured home park shall be made only after the plans have been submitted and approved in accordance with this Ordinance. The plans shall be prepared and processed in accordance with Article III, Subdivision Application and Review Procedures, and applicable standards incorporated in Article V, Design Standards, of this Ordinance and shall be in sufficient detail so that the following items can be properly examined:

- A. Complete park layout showing lot sizes and dimensions, open space areas, and all improvements including streets, vehicular parking areas, sewer and water lines, service buildings, sewage disposal systems, lighting facilities, walkways, refuse storage areas, and disposal methods, and recreation facilities;
- B. Plans for providing adequate management of surface drainage;
- C. Details of the construction of the sewerage system, including size, slope, material, manhole and clean-out construction, and location;
- D. Construction of service buildings showing plumbing, heating, ventilation, and other sanitary systems which are to be included; and
- E. Plans for providing adequate parking spaces as would be required by the Borough Zoning Ordinance and locations of said parking spaces with regard to the available land area.

SECTION 602 PERMITS, LICENSES, FEES, AND INSPECTIONS

It shall be unlawful for any persons to construct, alter, extend, or operate a manufactured home park within the Borough of Spring City unless and until the applicant obtains:

- A. A permit by the Chester County Health Department in the name of the Operator in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Health, Chapter 4, Article 415, "Regulations for Mobile Home Parks", enacted on October 30, 1959, as amended.

- B. A building permit for the construction or extension of a manufactured home park. The building permit shall be granted upon meeting the following requirements:
1. The plan has been submitted and reviewed in accordance with Article III, Subdivision Application and Review Procedures, of this Ordinance;
 2. The final plan has been approved by the Spring City Borough Council for the manufactured home park; and
 3. Upon recording of said plan with the Chester County Recorder of Deeds.
- C. Inspection and issuance, or refusal, of license
1. Upon completion or extension of the manufactured home park, the applicant shall request the Borough Zoning Officer to undertake a final inspection of the park.
 - a. If all the facilities, including but not limited to the street, water, sanitary sewage, electrical and drainage work are completed to service at least two (2) manufactured home lots, and to the satisfaction of the Zoning Officer and advisors, a license to operate a manufactured home park shall be issued.
 - b. The Zoning Officer is hereby authorized to stop all work or other activity which he finds to be in violation of the provisions of this or other applicable ordinances.
 2. As additional lots become ready for inspection, the Zoning Officer shall be requested to make additional inspections. A fee shall be charged for each additional inspection per a schedule adopted by Borough Council.
 3. Licensing fees and subsequent renewal fees shall also be subject to that schedule. Licenses shall be valid for a period of one (1) year from the date of issue. Licenses shall be renewed annually.
- D. Where the Zoning Officer has failed to follow procedure or has misinterpreted or misapplied any provisions of this Ordinance in the review of an application for a manufactured home park permit or an annual license renewal, the applicant may appeal such action to the Borough Zoning Hearing Board in accordance to Article XVIII, Zoning Hearing Board, of the Borough Zoning Ordinance and Section 909.1 of the Municipalities Planning Code, Act 247, as amended and reenacted.
- E. Limitations
1. No permit issued under this Ordinance shall be transferable to a different location.

2. No person, holding a permit under this Ordinance, shall extend or reduce the area of any manufactured home park, add any new facility or structure, until written notice of such proposed changes shall have been given to the Zoning Officer who shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed changes are in accordance with all the requirements of this Ordinance, and shall have signified that fact by his approval.
3. Every person holding a certificate and/or license shall file a written notice to the Chester County Health Department and/or Pennsylvania Department of Environmental Protection, whichever is applicable, and the Borough Zoning Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any manufactured home park. If the Certificate, Registration, or license is transferred by the Chester County Health Department and/or Pennsylvania Department of Environmental Protection, proof of such transfer shall be furnished to the Borough Zoning Officer.

SECTION 603 DISCONTINUANCE OF USE

In the event a manufactured home park intends to discontinue operation of the park, the operator shall notify park residents and the Borough a minimum of six (6) months in advance of the intended closing date.

SECTION 604 DENSITY, DIMENSIONAL, AND GENERAL LAYOUT REGULATIONS

Regulations governing the density of dwelling units in any manufactured home park and the dimensions of any manufactured home park or manufactured home lot therein shall be as specified in Section 1202.A4, Manufactured Home Park, of the Spring City Borough Zoning Ordinance.

SECTION 605 PARK CONSTRUCTION REQUIREMENTS

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 permit the unimpeded flow of natural water courses and to insure the adequate drainage of all locations within the park.
2. A drainage plan shall be prepared and submitted for review and approval by the Borough prior to the granting of a permit for any manufactured home park.
3. All stormwater control procedures shall be in accordance with Section 520 of this Ordinance. Stormwater facilities shall be kept completely separate from any sanitary water facilities.

B. Soil And Ground Cover Requirements

1. Ground surfaces in all parts of a manufactured home park shall be paved, covered with stone or other acceptable material, or planted with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. Manufactured home park grounds shall be maintained free of vegetative growth which is poisonous, noxious, or which may harbor rodents, insects, or other pests.
3. Manufactured home parks shall meet the standards set forth in Section 521, Erosion and Sedimentation Control, of this Ordinance.

C. Manufactured Home Park Areas for Non-Residential Uses

No part of any manufactured home park shall be used for non-residential purposes, except for recreational uses and such uses that are required for direct servicing, management or maintenance of the park and its residents.

D. Manufactured Home Park Street System

1. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
2. The standards in Section 505 through Section 513 of this Ordinance shall govern the design and construction of streets in a manufactured home park.
3. All manufactured home parks shall be furnished with lighting units so spaced, and equipped with luminaries placed at such mounting heights as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.
4. Street trees shall be provided in accordance with Section 527 of this Ordinance.

E. Parking Areas

1. Off-street parking areas shall be provided in all manufactured home parks for the use of park occupants and guests.
2. The requirements of Section 1302, Off-Street Parking Standards, of the Spring City Zoning Ordinance shall be applicable to all manufactured home parks.

3. All car parking spaces as required by the Spring City Zoning Ordinance shall be so located as to provide convenient access to the manufactured home, but shall not exceed a distance of two-hundred (200) feet from the manufactured home that it is intended to serve.

F. Walkways

1. The requirements of Section 516, Sidewalks, of this Ordinance shall be applicable to walkway design and construction within a manufactured home park.
2. In addition, all manufactured home parks shall provide safe, durable, convenient, all-season pedestrian walkways of adequate width for their intended uses, between the park streets and all community or service facilities provided for park residents.

G. Recreation Areas

1. In all manufactured home parks a recreation area, or areas, with suitable facilities including but not limited of playground areas, paved surface area adequate in size for various court sports, and other similar facilities approved by Borough Council, shall be maintained within the park for the use of all park residents.
2. Land required for such recreation areas shall not be less than ten (10) percent of the gross area of the manufactured home park, but in no case less than one-half (0.5) acre. Recreational areas may be included within the open space requirement for manufactured home parks within the Borough Zoning Ordinance.

H. Outdoor Living Area

An outdoor living and service space shall be provided on each manufactured home lot as follows:

1. Such space shall be located to provide maximum privacy and convenient use.
2. The minimum size of such space shall not be less than three-hundred (300) square feet, but at least fifteen (15) wide.
3. Visual barriers such as walls, fences, or plantings shall be of a size and character to assure reasonable privacy and visual appeal.

SECTION 606 WATER SUPPLY

- A. The requirements of Section 522 of this Ordinance shall be applicable to any system of water supply to any manufactured home park.
- B. Construction of water lines and connections shall be subject to Citizens Home Water Company standards.

SECTION 607 SEWAGE DISPOSAL

- A. All manufactured home parks shall connect to and be served by the public sewerage system of Spring City Borough, and every manufactured home, service building, and other accessory facilities shall use the public sewerage system exclusively.
- B. The construction of any facilities, lines, pumps, or any other similar or related sewerage system device shall be subject to all standards set forth by the Pennsylvania Department of Environmental Protection.
- C. The requirements of Section 523, of this Ordinance, shall be applicable for any Manufactured Home Park.

SECTION 608 REFUSE DISPOSAL

- A. The manufactured home park operator shall be responsible for the proper storage, collection, and disposal of refuse.
- B. The storage, collection, and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazard, or air pollution and shall comply with the Pennsylvania Department of Health regulations or other applicable agencies governing manufactured home parks.
- C. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than two-hundred (200) feet from any manufactured home space and no less than fifty (50) feet from the manufactured home park boundary. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- D. Community refuse disposal containers shall be screened according to Article XII, Use Regulations, Section 1202.F5, Accessory Uses, of the Spring City Zoning Ordinance.
- E. Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

SECTION 609 ELECTRICAL DISTRIBUTION SYSTEM

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and any other related or similar component which shall be installed and maintained in accordance with PECO Energy's specifications regulating such systems and other local codes.

SECTION 610 LIGHTING STANDARDS

Standards for lighting shall conform to the provisions set forth in Section 1305, Lighting, of the Spring City Zoning Ordinance.

SECTION 611 FUEL SUPPLY AND STORAGE

A. Natural Gas Systems

1. Natural gas piping system, when installed in manufactured home parks shall be maintained in conformity with accepted engineering practices and the company serving the area.
2. Each manufactured 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. Liquified Petroleum Gas Systems

1. Liquified petroleum gas systems provided for manufactured homes, service buildings, or other structures, when installed, shall be maintained in conformity with the rules and regulations of the Pennsylvania Department of Labor and Industry and shall include the following:
 - a. Systems shall be provided for 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 for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition.
 - c. All liquified petroleum gas piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment or systems in manufactured homes.
 - d. Cylinders of at least twelve (12) U.S. gallons and less than sixty (60) U.S. gallons gross capacity shall be maintained in a vertical position and shall be securely, but not

permanently, fastened to prevent accidental overturning. No cylinder shall be placed any closer to a manufactured home exit than five (5) feet.

- e. No liquified petroleum gas cylinder shall be stored or located inside or beneath any storage cabinet, carport, manufactured home, or any other structure.
- f. No cylinder containing liquified petroleum gas, bottled gas or fuel oil shall be located in a manufactured home, nor within ten (10) feet of a door or within five (5) of a window thereof.

C. Fuel Oil Supply Systems

- 1. All fuel oil supply systems provided for manufactured homes, service buildings, and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction.
- 2. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be securely, but not permanently, fastened in place.
- 3. All fuel oil supply systems provided for manufactured homes, service buildings, and other structures shall have shut-off valves located within five (5) inches of storage tanks.
- 4. No fuel combustion unit shall be used in any manufactured home without being vented to the outside of the unit.
- 5. Storage tanks located in areas subject to traffic shall be protected against physical damage.
- 6. Storage tanks shall be screened from view by utilizing either fencing or landscape treatments or any combination thereof.

SECTION 612 FIRE PROTECTION

A. Local Regulations

The manufactured home park shall be subject to any local fire protection rules and regulations.

B. Litter Control

The manufactured home park shall be kept free of litter, rubbish, and other flammable materials.

C. Fire Extinguishers

1. Portable hand-operated fire extinguishers of a type suitable for use on oil fires, and approved by the appropriate fire company or authorities, shall be kept in each service building under park control.
2. A minimum of one (1) fire extinguisher of a type approved by the Fire Underwriter Laboratories (a BC classification type) bearing the Underwriter label, shall be readily accessible within each manufactured home. It is recommended that manufactured home park owners or operators require each manufactured home unit to be equipped with a fire extinguisher.

D. Fire Hydrants

1. All manufactured home parks that shall be required to provide fire hydrants shall meet the specifications of the Middle States Department Association of Fire Underwriters, but in any case, in sufficient number to be within six hundred (600) feet of all existing and proposed structures and manufactured homes, measured by way of accessible streets.
2. Where the water supply system does not provide at least a six (6) inch water main, there shall be provided a two (2) inch frost-protected water riser within three-hundred (300) feet of each manufactured home or building.

SECTION 613 SERVICE BUILDINGS AND COMMUNITY FACILITIES

A. Applicability

The requirements of this Section shall apply to service buildings, recreation buildings, and other community service facilities as follows:

1. Management offices, repair shops, and storage areas;
2. Laundry facilities;
3. Indoor recreation areas; and
4. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Facilities

1. Every manufactured home park shall have a structure clearly designated as the office of the manufactured home park manager.

2. At least one-hundred-fifty (150) cubic feet of enclosed storage space shall be provided for each manufactured home lot. Such space shall be provided in a common storage building located in the manufactured home park.
3. Service and accessory buildings located in a manufactured home park shall be used only by the residents of the manufactured home park.

C. Structural Requirements for Buildings

1. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance or penetration of moisture and weather.
2. Construction of service buildings shall be in compliance with all applicable building codes, and other applicable regulations of the Borough of Spring City and shall be maintained in a clean, sanitary, and structurally safe condition.

SECTION 614 MAINTENANCE OF COMMON AREAS AND FACILITIES

- A. The operator and licensee of a manufactured home park shall be responsible for maintaining all common facilities, including but not limited to roads, parking areas, sidewalks or pathways, common open space, water supply and sewage disposal systems, and service buildings, in a condition of proper repair and maintenance in accordance with all applicable codes and regulations of the Borough of Spring City.
- B. The operator/licensee of a manufactured home park shall, prior to issuance of any certificate of occupancy pursuant to final approval of an application for a new development or expansion, post with the Borough a maintenance bond in a form acceptable to the Borough Solicitor in an amount sufficient to cover for a period of two years, the costs of maintenance of all common areas and facilities described in Section 313, Performance Guarantees, during their construction, said costs to be estimated by the Borough Engineer or other representatives.
- C. If it is noted by the Zoning Officer or representing agent of the Borough that the operator and licensee have not maintained facilities in compliance with this Ordinance, the operator and licensee shall have thirty (30) days in which to correct any such violation. The operator and licensee will be notified in writing by certified mail of such offense and necessary action.

SECTION 615 STRUCTURAL REQUIREMENTS FOR INDIVIDUAL HOME SITES

The requirements of Section 1202.A5, Manufactured Home Park, of the Borough Zoning Ordinance shall be applicable to the installation of a manufactured home. In addition, the below standards are required:

A. Manufactured Home Stand

1. Each manufactured home shall be placed on a permanent foundation consisting of:
 - a. A minimum of eight (8) poured concrete or masonry pillars set on a concrete base at least eight (8) inches thick. The pillars shall be spaced no more than ten (10) feet apart with the end piers being no farther than five (5) feet from the ends of the unit. The pillars shall be at least one (1) foot by two (2) feet in size and at least thirty-six (36) inches below grade. Each pillar shall have installed a tie-down ring to which the manufactured home shall be secured; or,
 - b. A concrete pad at least six (6) inches in thickness with at least six (6) tie-downs.
2. Each anchor and tie-down connection shall be able to withstand a tension force of at least five-thousand (5000) pounds.
3. In no event shall a manufactured home be erected on jacks, loose blocks, or other temporary materials.
4. Each manufactured home stand shall be at least equal in length and width to the dimensions of the manufactured home to be placed thereon.
5. The material used in constructing the stand shall be durable and capable of supporting the expected load regardless of the weather.
6. The manufactured home stand shall be graded to obtain adequate surface drainage, but never in excess of one (1) percent grade. The grade of the stand and its accessway shall be such as to allow easy placement of the manufactured home.

B. Additions

No permanent additions shall be built onto or become part of any manufactured home unless they are in accordance with applicable state and local laws, ordinances and regulations.

C. Alterations

All plumbing and electrical alterations or repairs in the manufactured home park shall be made in accordance with applicable state and local laws, ordinances, and regulations.

D. Skirts

Each manufactured home placed within a manufactured home park shall, prior to occupancy or other use, have a skirt installed which is designed to complement the appearance of the manufactured home and is coordinated with other units throughout the park. Skirting material shall be specifically designed for this purpose and adequately vented and allow for access to all utility connections. In no instance shall the area beneath the manufactured home be used for storage.

E. Accessory Structures

Patios, car ports and other similar accessory structures shall be in compliance with all ordinances and codes as adopted by the Borough of Spring City.

F. Hitch

The hitch or tow bar attached to a manufactured home for transport purposes shall be removed from the manufactured home when it is placed on its manufactured home pad.