

**ARTICLE 9 MOBILE HOME PARK
REGULATIONS**

§ 180-901. Grant of Power

The governing body of each municipality may regulate subdivision and land development within the municipality by enacting a subdivision and land development ordinance. Provisions regulating mobile home parks shall be set forth in separate and distinct Articles of any subdivision and land development Ordinance adopted pursuant to the "Pennsylvania Municipalities Planning Code," Act 247, as amended, Article V, Section 501.

§ 180-902. Purpose, Authority & Application

The purpose, authority and application of regulations for a mobile home park as a land development are the same as those contained in Article 1 of this Ordinance.

§ 180-903. Plan Requirements & Processing Procedure

The plan requirements and processing procedure for a mobile home park as a land development shall be in accordance with the requirements contained in Articles 3 and 4 of this Ordinance in addition to the following plan requirements:

- A. Number and location of each mobile home lot, dimensions for each and proposed location of each mobile home.
- B. Location and number of off-street parking spaces.
- C. Location of all plantings and landscaping.
- D. Location, dimensions and proposed use of all service and accessory structures.
- E. Location and type of all fire extinguishers and waste containers.
- F. Location of both sewer riser pipes and water riser pipes.
- G. Plans and specifications for refuse disposal facilities.

§ 180-904. Design Standards

The arrangement and other design standards for streets, easements, blocks, lots, stormwater management, drainage and erosion and sedimentation control, sidewalks, water and sewer service and other design features shall be in accordance with the requirements as contained in Article 5 herein. The following additional design standards shall also apply to mobile home parks.

- A. All mobile homes shall be properly placed on a mobile home stand and securely fastened to the foundation. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- B. Mobile home parks located adjacent to any industrial or commercial land use shall be required to provide a screen planting along the property line separating the park and the adjacent use. The screen planting shall be located within a thirty (30) foot buffer yard around all sides of the park.
- C. A minimum of one (1) visitor parking space shall be provided for every three (3) mobile home spaces which shall be located within two hundred (200) feet of the mobile home spaces which are to be served.
- D. In order to insure that recreational vehicles are not parked on the streets or mobile home lots, a landscaped recreation vehicle parking area shall be provided. At a minimum, one (1) such space shall be provided for each five (5) mobile home lots and shall have an area of two hundred and fifty (250) square feet for each space required.

- E. All parks shall be furnished with street lighting fixtures 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.
- F. All mobile home parks shall be provided with pedestrian walks on both sides of the street. Such walks shall be at least four (4) feet in width. All sites shall be connected to the pedestrian walk with an individual walk at least thirty-six (36) inches in width. All walks shall be constructed in accordance with Township specifications.
- G. All streets within a mobile home park shall be privately owned.
- H. No part of any park shall be used for non-residential purposes, except for such uses that are required for recreation, direct servicing, management or maintenance of the park and its residents.
- I. All power distribution lines, telephone or cable servicing the park shall be installed underground and maintained in accordance with the respective utility company regulating such systems.
- J. Every mobile home park shall have a structure clearly designated as the office of the mobile home park manager. Service and accessory buildings should be used only by the residents of the park.
- K. Refuse Handling. The storage, collection and disposal of refuse in the mobile home park shall be the responsibility of the mobile home park owner or manager and shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with all applicable Township and State regulations.

§ 180-905. Improvement & Construction Requirements

All improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with Article 8 of this Ordinance.

§ 180-906. Standards for Mobile Home Parks in Floodplain Areas

Where permitted within any identified floodplain area, all mobile home parks and additions thereto shall be in accordance with Article 5 of this Ordinance and all applicable provisions of the Township Zoning Ordinance.

A. Permits and Removal

- 1. Permits. It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Lower Paxton Township unless a valid permit has been issued in the name of such person for the specific construction, alteration or extension proposed. In addition, the owner of the mobile home park shall make certain that individual building permits are obtained prior to the construction or placement of all structures on the premises.
- 2. Removal. No mobile home in a mobile home park shall be removed from the Township without first obtaining a permit from the Township Tax Collector as required by Act No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee to be established from time to time, by resolution of the Board of Supervisors and

real estate taxes assessed against the home and unpaid at the time the permit is requested,

B. Notices, Hearings, and Orders

1. Notice. Whenever the Township Building Inspector or other authorized Township representatives determine that there are reasonable grounds to believe that there has been a violation of any provision of this Article, or of any regulations adopted pursuant thereto, the Township shall give notice of such alleged violation to the person to whom the permit or license was issued. Such notice shall (a) be in writing; (b) include a statement of the reasons 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 as the case may require; provided, that such notice or order shall be deemed to have been properly served when a copy has been served by any method authorized or required by the laws of the State; (e) contain an outline of remedial action which, if taken, will effect compliance with the provision of this Ordinance.
2. Hearing. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Article may request a hearing on the matter before the Board of Supervisors provided that such person shall file with the Township Secretary a written petition requesting such hearing and setting forth a brief statement of the grounds thereof within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension. Upon receipt of such petition, the Township Secretary shall set a time and place for such hearing and shall give the petitioner written notice. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, the Township Secretary may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when, in his judgment, the petitioner has submitted good and sufficient reasons for such postponement.
3. Findings and Orders. After such hearing, the Board of Supervisors shall make findings as to compliance with the provisions of this Article and shall issue an order, in writing, sustaining, modifying or withdrawing the notice which shall be served as provided above. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked.
4. Record. The proceedings of such a hearing, including the findings and decision of the Board of Supervisors 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 Township, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought. Any person aggrieved by the decision of the Board may seek relief in any court of competent jurisdiction, as provided by the laws of this Commonwealth.

Mobile Homes Not Located in a Mobile Home Park

1. Where a mobile home is used for human habitation and is not located in a mobile home park, the lot on which the mobile home is situated shall comply with the requirements of the Lower Paxton Township Zoning

Ordinance and the requirements of this Ordinance as applicable. The mobile home is subject to the same requirements of a single family detached dwelling.