

WASHINGTON TOWNSHIP

ORDINANCE NO. 157

MOBILE HOME PARK AND TRAVEL  
TRAILER CAMP ORDINANCE

AN ORDINANCE ENFORCING MINIMUM STANDARDS FOR MOBILE HOME PARKS AND TRAVEL TRAILER CAMPS; ESTABLISHING REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, ALTERATION, EXTENSION AND MAINTENANCE OF MOBILE HOME PARKS, TRAVEL TRAILER CAMPS, AND RELATED UTILITIES AND FACILITIES: AUTHORIZING THE ISSUANCE OF PERMITS FOR CONSTRUCTION, ALTERATION AND EXTENSION OF MOBILE HOME PARKS AND TRAVEL TRAILER CAMPS: AUTHORIZING THE LICENSING OF OPERATORS OF MOBILE HOME PARKS AND TRAVEL TRAILER CAMPS: AUTHORIZING THE INSPECTION OF MOBILE HOME PARKS AND TRAVEL TRAILER CAMPS; AND REQUIRING ALL MOBILE HOMES AND TRAVEL TRAILERS TO BE LOCATED IN A LICENSED-MOBIL HOME PARK OR TRAVEL TRAILER PARK RESPECTFULLY; AND FIXING PENALTIES FOR VIOLATIONS.

BE IN ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Board of Supervisors of Washington Township, Northampton County, Pennsylvania, as follows:

SECTION I: DEFINITIONS

1.1 BOARD. The Board of Supervisors of Washington Township, or its authorized representative.

1.2 CAMP. A Travel Trailer Camp as herein defined.

1.3 CUL-DE-SAC STREET. A short dead-end street terminating in a vehicular turn-around area.

1.4 INTERNAL STREET. A street in a mobile home park or travel trailer camp privately owned, constructed and maintained, which functions only to provide direct access to individual mobile home lots or travel trailer spaces, and does not connect directly to and provide access to or from a public street adjacent to the mobile home park or travel trailer camp.

1.5 LICENSE. A written document issued by the Board of Supervisors allowing a person to operate and maintain a mobile home park or travel trailer camp under the provisions of this Ordinance.

1.6 MOBILE HOME. A dwelling unit manufactured in one complete section; designed for long-term occupancy; containing sleeping accommodations, a flush toilet; a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels, or on flatbed or other trailers; arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations.

1.7 MOBILE HOME LOT. A parcel of land for the placement of a single mobile home for the exclusive use of its occupants.

1.8 MOBILE HOME PARK. A parcel of land which has been planned and improved for the placement of mobile homes occupied for dwelling or sleeping purposes and for non-transient use.

1.9 MOBILE HOME STAND. That part of an individual lot which has been reserved for the placement of a mobile home and its appurtenant structures or additions.

1.10 PARK. A Mobile Home Park as herein defined.

1.11 PERMIT. A written document issued by the Board of Supervisors permitting the construction, alteration and extension of a mobile home park under the provisions of this Ordinance.

1.12 PERSON. Any individual, firm, trust, partnership, public or private association or corporation.

1.13 PLANNING COMMISSION. The Planning Commission of Washington Township.

1.14 SANITARY SERVICE BUILDING. A structure housing toilet, lavatory and such other facilities as may be required by this Ordinance.

1.15 SEWER CONNECTION. The connection consisting of all pipes, fittings and appurtenances from the drain outlet of a mobile home or travel trailer to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park or travel trailer camp.

1.16 SEWER RISER PIPE. That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot or travel trailer space.

1.17 TOWNSHIP. Washington Township, Northampton County, Pennsylvania.

1.18 TRAVEL TRAILER. A vehicular portable structure built on a chassis designed as a temporary dwelling for travel, recreation, vacation, and other short-term uses and having a body width not exceeding 8 feet and a body length not exceeding 32 feet.

1.19 TRAVEL UNIT. A travel mounted camper, motor home, pickup coach, auto, truck, or bus adapted for vacation living; a folding tent camper; a tent; and other similar devices used for temporary portable housing.

1.20 TRAVEL TRAILER CAMP. A parcel of land or part thereof occupied or designed for occupancy by one (1) or more travel trailers or travel units.

1.21 TRAVEL TRAILER, DEPENDENT. Means a trailer or travel units which is dependent upon a service building for toilet and lavatory facilities.

1.22 TRAVEL TRAILER, INDEPENDENT. Means a trailer or travel unit which can operate independent of connections to sewer, water, and electric systems. It contains a waterflushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

1.23 TRAILER SPACE. Means a parcel of land in a travel trailer camp for the placement of a single trailer or travel unit and the exclusive use of its occupants.

1.24 TRAILER STAND. Means that part of an individual trailer space which has been reserved for the placement of a single trailer or travel unit and its accessory structures.

1.25 WATER CONNECTION. Means the connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home, travel trailer or travel unit.

1.26 WATER RISER PIPE. Means that portion of the water supply system serving the mobile home park or travel trailer camp which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot or travel trailer space.

## SECTION 2: RESTRICTIONS

2.1 Site location of Mobile Homes. No person shall park, locate or maintain any mobile home within the township occupied or unoccupied, except within a duly licensed Mobile Home Park in accordance with the standards as set forth in this ordinance herein.

2.2 Site location of Travel Trailers. No person shall park or locate any travel trailer or allow it to stand upon any street or alley or upon any tract of land within the township, occupied or unoccupied, without being attached to a motor vehicle unless situate within a duly licensed travel trailer camp. Provided, however, the parking or storing of no more than one (1) unoccupied trailer in a private garage, or in a rear yard, shall be permitted on condition that no person uses such travel trailer for living or sleeping purposes while such travel trailer is so parked or stored.

### SECTION 3: PERMITS

3.1 Permits required. It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park or any travel trailer camp within the limits of the Township unless he holds a valid written permit issued by the Pennsylvania Department of Health in the name of such person and also a permit issued by the Township hereunder, and in addition, any permits required by any other State or Township Statutes, Ordinances, or Regulations.

3.2 Application to Pennsylvania Department of Health. All applications for permits shall be made by the owner of the mobile home park or travel trailer camp or his authorized representative in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Health, Chapter 4, Article 415, Regulations for Mobile Home Parks, Adopted October 30, 1959, Amended January 22, 1965, or as hereafter supplemented or amended. In addition to the plan submission requirements of the Department of Health, the locations of all mobile home and travel trailer stands shall be indicated.

3.3 Application to Township. A copy of the said Department of Health application and plans shall be concurrently filed with the Township and the applicant shall also submit an application to the Township, using a form furnished by the Township, for a permit to operate a mobile home park or travel trailer camp in Washington Township.

3.4 Fees. All applications to the Township shall be accompanied by the payment of a fee of \$150.00 to the Township.

3.5 Review of Application. Upon receipt by the Township of such application, the application, plans and all other pertinent information submitted shall be reviewed by the Township Planning Commission to determine compliance with this Ordinance. Within 30 days, the Township Planning Commission shall submit a report to the Board of Supervisors which includes their findings and recommendations. If a report is not received within 30 days, the Board of Supervisors shall proceed with their review and processing of such application.

When upon review of the application and report of the Planning Commission the Board of Supervisors is satisfied that the proposed plan meets the requirements of this Ordinance, a permit shall be issued.

3.6 Denial of Permit. Any person whose application for a permit under this Ordinance has been denied may request and shall be granted a Hearing on the matter before the Board of Supervisors under the procedure provided by Section 6 of this Ordinance.

#### SECTION 4: LICENSES

4.1 It shall be unlawful for any person to operate any mobile home park or travel trailer court within the limits of the Township unless he holds a valid license issued annually by the Board of Supervisors in the name of such person and unless he holds a certificate of registration issued annually by the Pennsylvania Department of Health in the name of such person.

4.2 Original Licenses. Application for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a fee of \$50.00 and shall contain: the name and address of the applicant, the location and legal description of the mobile home park or travel trailer camp and a site plan of the mobile home park or travel trailer camp showing all mobile home or trailer lots, structures, roads, walkways, and other service facilities.

4.3 Renewal of License Annually. Application for renewals of licenses shall be made annually in writing by the holders of the licenses, shall be accompanied by the deposit of a fee of \$150.00 and shall contain any change in the information submitted since the original license was issued or the latest renewal granted. Each renewal application and all accompanying fees to be received by the Supervisors no later than January 1 of each calendar year.

4.4 Denial of License. Any person whose application for a license under this Ordinance has been denied may request and shall be granted a Hearing on the matter before the Board of Supervisors under the procedure provided by Section 6 of this Ordinance.

4.5 Transfer of License. Every person holding a license shall give notice in writing to the Board of Supervisors within ten (10) days after having sold, transferred, given away, leased, or otherwise disposed of any interest in or control of any mobile home park or travel trailer camp. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park or travel trailer camp. Upon application in writing for transfer of the license, deposit of a fee of \$100.00 and proof of a

transfer of certificate by the Pennsylvania Department of Health, the license shall be transferred if the mobile home park or travel trailer camp is in compliance with all applicable provisions of this Ordinance.

4.6 Register. Every person holding a license 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 or travel trailer accommodated in such mobile home park or travel trailer camp, the following information:

- (a) The lot number upon which such mobile home or travel trailer is parked or located.
- (b) The names and addresses of all persons using such mobile home or travel trailer for living or sleeping purposes.
- (c) The State License Number of such mobile home or travel trailer and of the vehicle towing the same.
- (d) The date of arrival of such mobile home or travel trailer at such mobile home park or travel trailer park and the date of departure therefrom.

#### SECTION 5: INSPECTIONS

5.1 Authorization. The Board of Supervisors is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance.

5.2 Inspection of Premises. The Board of Supervisors 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.

5.3 Inspection of Register. The Board of Supervisors shall have the power to inspect the register containing a record of all residents of the mobile home park or travel trailer camp.

5.4 Access to Premises for Repair or Alteration. It shall be the duty of every occupant of a mobile home park or travel trailer camp to give the owner thereof or his agent or employee access to any part of such mobile home park or travel trailer camp or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance.

#### SECTION 6: NOTICES, HEARINGS AND ORDERS

6.1 Notice of Violation. Whenever the Board of Supervisors determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or regulations issued hereunder, the Board of Supervisors shall give notice of such alleged violation to the person to whom the permit or li-

cense was issued, as hereinafter provided. 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 upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this state; (e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance. At the end of the time period stipulated, the Board of Supervisors shall reinspect such mobile home park or travel trailer camp and, if such violations have not been corrected, the Board shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park or travel trailer camp except as provided in Section 6.2.

6.2 Hearings. 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 Board of Supervisors: Provided: That such person shall file in the Office of the Board of Supervisors a written Petition requesting such Hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice was served. The filing of the request for a Hearing shall operate as a stay of the notice and of the suspension except in the case of an Order issued under Section 6.5. Upon receipt of such Petition, the Board of Supervisors shall set a time and place for such Hearing and shall give the Petitioner written notice thereof. 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 Board of Supervisors may postpone the date of the Hearing for a reasonable time beyond such ten (10) days period when in the Boards' judgment the Petitioner has submitted good and sufficient reasons for such postponement.

6.3 Issuance of Order. After such Hearing the Board of Supervisors shall make findings as to compliance with the provisions of this Ordinance and regulations issued hereunder and shall issue an order in writing affirming, modifying or withdrawing the notice which shall be served as provided in Section 6.1 (d). Upon failure to comply with any order affirming or modifying a notice, the license of the mobile home park or travel trailer camp affected by the order shall be forthwith revoked.

6.4 Records. 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 Board of Supervisors but any transcript of the proceedings which may have been made need not be transcribed unless judicial review of the decision is sought as provided by this Section. 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 the Commonwealth of Pennsylvania.

6.5 Emergencies. Whenever the Board of Supervisors finds that an emergency exists which requires immediate action to protect the public health, the Board may without notice or Hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as the Board 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, but upon Petition to the Board of Supervisors shall be afforded a Hearing as soon as possible. The provisions of Section 6.3 and 6.4 shall be applicable to such Hearing and the order issued thereafter.

SECTION 7: ENVIRONMENTAL, DENSITY, LOT AND  
ACCESS REQUIREMENTS

7.1 General Requirements for Mobile Home Parks and Travel  
Trailer Camps

7.11 Site location. The location of all mobile home parks and travel trailer camps shall comply with the following minimum requirements and shall be:

- (a) Free <sup>from</sup> and adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
- (b) Not subject to flooding.
- (c) Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.

7.12 Site Drainage Requirements.

- (a) The ground surface in all parts of every park or camp shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (b) Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Health.



- (c) Waste water from any plumbing fixtures or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home park or travel trailer camp.

#### 7.13 Soil and Ground Cover Requirements

- (a) Exposed ground surface in all parts of every park or camp shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- (b) Park or camp grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

#### 7.14 Non-Residential Uses.

- (a) No part of any park or camp shall be used for non-residential purposes, except such uses as are required for the direct servicing and well being of park or camp residents and for the management and maintenance of the park or camp.
- (b) Such non-residential uses and any related parking facilities shall not occupy more than ten (10) per cent of the area of the park or camp, shall be subordinate to the residential use and character, shall be located, designed and intended to serve frequent trade or service needs of persons residing in the park or camp, and shall present no visible evidence of their non-residential character from any portion of any residential area outside of the park or camp.

#### 7.15 Recreation Areas

- (a) Recreation areas and facilities shall be provided to meet the anticipated needs of the clientele the park or camp is designed to serve.
- (b) Not less than 8 per cent of the gross site area shall be devoted to recreational facilities including space for community buildings and community use facilities, such as guest parking, adult recreation and child play areas, swimming pools, utilities and drying yards.

### 7.2 Specific Requirements for Mobile Home Parks

#### 7.21 Minimum Area and Width of Tract

- (a) A minimum tract area of 10 Acres shall be required for any mobile home park.
- (b) For portions of the tract used for general vehicular entrances and exits only (other than alleys and service entrances) a minimum width of 50 feet is required.

For portions containing mobile home stands and buildings open generally to occupants a minimum width of 100 feet is required. The tract shall comprise a single plot except where the site is divided by public streets or alleys or where the total property includes separate parcels for necessary utility plants with permanent rights-of-way and easements for connection and access or for other structures necessary to the park, but not open generally to the occupants, provided that all lands involved shall be so dimensioned and related as to facilitate efficient design and management.

7.22 Maximum Density. The maximum density of any mobile home park shall not exceed four (4) mobile homes per gross acre.

7.23 Required Setbacks and Minimum Distances Between Mobile Homes

- (a) Mobile Homes shall be separated from each other and from other buildings and structures by at least fifty (50) feet; provided that mobile homes placed end-to-end may have a clearance of twenty-five (25) feet where opposing rear walls are staggered. Any accessory structure such as attached awnings, carports, or individual storage facilities shall for purposes of this separation requirement, be considered part of the mobile home.
- (b) All mobile homes shall be located at least fifty (50) feet from any park property boundary line abutting upon a public street or highway and at least twenty (20) feet from other park property boundary lines.
- (c) There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and adjoining pavement of a park street, or common parking area or other common areas.
- (d) The separations, setbacks and minimum distances mentioned herein shall at all times be maintained without any encroachment therein.

7.24 Screening

- (a) Fences, free-standing walls or screen plantings shall be provided where necessary for screening purposes. Specific view to be screened include laundry, drying yards, garbage and trash collection stations, and non-residential uses of adjacent properties.
- (b) All fences and walls shall be located at least 18 feet from the street centerlines and at least 18 inches from the pavement edge of streets, driveways, parking spaces and walks.

7.25 Mobile Home Stands

- (a) A Mobile Home Stand shall be provided for each mobile home,

The area of the mobile home stand shall be made of a hard and dense material which shall be durable and well-drained under normal use and weather conditions and provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation, and overturning.

- (b) The mobile home stand shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructures.
- (c) The mobile home stand shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw anchors, arrowhead anchors, or other devices securing the stability of the mobile home.
- (d) Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of 2,800 pounds.

#### 7.26 Park Street System

- (a) General Requirements: All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography.
- (b) Access to Park: The entrance road connecting the park streets with a public street or road shall have a minimum road pavement width of 25 feet.
- (c) Internal Streets: Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case meet the following minimum width requirements:

Parking permitted on both sides - 36 feet

Parking prohibited or limited to one side - 28 feet

Cul-de-sac Streets shall be limited in length to 600 feet and shall be provided with a turn-around with a minimum outside diameter of 80 feet.

- (d) Street Construction and Design Standards:
  - (i) Pavement: All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards and constructed in accordance with the terms and specifications of Township

Resolution No. 111 - and minimum standards as set forth by other Township Ordinances and Resolutions.

- (ii) Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than eight (8) per cent. Short runs with a maximum grade of twelve (12) per cent may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.
- (iii) Intersections: Within 100 feet of an intersection, streets shall be approximately right angles. A distance of at least 150 feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.
- (e) Required Illumination of Park Street Systems: All parks shall be furnished with lighting units so spaced and equipped with luminaires placed at such mounting heights as will provide a minimum level of illumination of one foot candle for the safe movement of pedestrians and vehicles at night.

#### 7.27 Required Off-Street Parking Areas

- (a) Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 2 car spaces for each mobile home lot.
- (b) Required car parking spaces shall be located for convenient access to the mobile home stands. One space shall be located on each lot and the remainder located in adjacent parking bays.

#### 7.28 Walks

- (a) General Requirements: All parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
- (b) Common Walk System: A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half feet.
- (c) Individual Walks: All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet.

7.29 Skirts. Mobile homes shall be equipped with skirts of an approved material and construction which will completely enclose the undercarriage of the structure.

Storage Structures: Storage structures on the mobile home lot shall be of an approved material and construction and shall not exceed 6 feet in width, length and height.

### 7.3 Specific Requirements for Travel Trailer Camps

7.31 Minimum Area of Tract. A minimum tract area of 10 Acres shall be required for any travel trailer camp.

7.32 Maximum Density. The travel trailer camp density shall not exceed 20 trailer spaces per acre of gross site area.

#### 7.33 Required Separation Between Trailers

- (a) Trailers shall be separated from each other and from other structures by at least fifteen (15) feet. A minimum distance of fifteen (15) feet shall also be maintained between travel trailers and trailer camps, buildings and structures. Any accessory structures such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the trailer.
- (b) All travel trailers shall be located at least 25 feet from any park property boundary line abutting upon a public street or highway and at least 20 feet from other park property boundary lines.
- (c) The separations mentioned herein shall at all times be maintained without any encroachment therein.

#### 7.34 Camp Street System

- (a) Location and Access: No trailer park shall be located except with direct access to a paved roadway, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a trailer park shall be through a residential area, nor require movement of traffic from the park through a residential area.
- (b) Design of access to park: Entrances and exits to travel trailer camps shall have a minimum road pavement width of 25 feet. All traffic into or out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached.
- (c) Access to spaces: Each space should be directly accessi-

ble from an approved internal street without the necessity for crossing any other space. Generally, direct access to spaces from public streets should be discouraged. For overnight spaces, drive-through layouts should be encouraged so that it is not necessary either to back into the space or to back out of it.

- (d) Internal Streets: The internal street system in camps shall be privately owned, constructed and maintained, and shall be designed for safe and convenient access to all spaces and to facilities for common use by park occupants. Internal streets should be designed, constructed, and maintained according to the following specifications:

(i) Alignment and gradients: Alignments and gradients shall be properly adapted to topography, to safe movement of types of traffic anticipated, and to satisfactory control of surface water and ground water.

(ii) Surfacing and maintenance: Internal streets shall provide a sound all-weather driving surface, reasonably smooth and free from mud, dust or standing surface water.

(iii) Street widths: Surfaced roadways shall be of adequate width to accommodate anticipated traffic, constructed in accordance with the terms and specifications of Township Resolution No. 111 - and minimum standards as set forth by other Township Ordinances and Resolutions, and in any case shall meet the following minimum requirements:

Minor streets are hereby defined as less than 500 feet in length and serving (a) with drive-through spaces, 50 or less if street is one-way, 100 or less if two-way or (b) where it is necessary to back into or out of spaces, 25 spaces or less if street is one-way, 50 or less if two-way.

One way, with no parking	10 ft. width
One way, with parking on one side only	18 feet width
One way, with parking on both sides	26 feet width
Two-way, with no parking	20 ft. width
Two-way, with parking on one side only	28 ft. width
Two-way, with parking on both sides	36 ft. width

Collector streets (streets other than minor streets, as

as defined above, serving up to and including 200 spaces, and without limitation on length):

One or two way, with no parking	22 ft. width
One or two way, with parking on one side only	30 ft. width
One or two way, with parking on both sides	38 ft. width

(e) Off-Street Parking and Maneuvering Space: Each travel trailer camp shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way or any private grounds not part of the travel trailer camp.

## SECTION 8: WATER SUPPLY

### 8.1 Requirements for Mobile Home Parks and Travel Trailer Camps

8.11 Water Supply System. An adequate, safe, and potable supply of water shall be provided for mobile homes, travel trailers, travel units, service buildings, and other accessory facilities.

- (a) Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively.
- (b) Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Pa. Department of Health.

### 8.12 Individual Water Riser Pipes and Connections

- (a) Each mobile home stand and travel stand shall be equipped with a water riser pipe located within the confined area of the stand at a point where the water connection will approximate a vertical position.
- (b) Water riser pipes shall extend at least four inches above ground elevation. The pipe shall be at least three-quarter inch and shall be capped when a mobile home or trailer does not occupy the lot.

## SECTION 9: SEWAGE DISPOSAL

### 9.1 Requirements for Mobile Home Parks and Travel Trailer Camps

9.11 Sewage Disposal System. An adequate, and safe sewage system shall be provided in all mobile home parks and travel trailer camps for conveying and disposing of all sewage.

- (a) Where an adequate public sewage system is available, connection shall be made thereto, and such system shall be used exclusively.
- (b) Where the sewer lines are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Health.

9.12 Individual Sewer Connections. Each mobile home and trailer stand shall be provided with at least a four inch diameter sewer riser pipe extending from the sewer lateral vertically to the ground elevation.

## SECTION 10: ELECTRICAL DISTRIBUTION SYSTEM

10.1 General Requirments. Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the local electric power company's specifications regulating such systems.

If a travel trailer camp is provided with an electrical wiring system, it too shall be installed in accordance with such specifications.

### 10.2 Power Distribution Lines

- (a) Main powerlines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home, travel trailer, travel unit, service building or other structure.
- (b) All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purposes. Such conductors shall be located not less than one foot radial distance from water, sewer, gas, or communication lines.
- (c) There shall be not more than one service drop and one central metering bank for every five mobile home or travel trailer lots. The service entrance from the central metering bank to the individual mobile home or travel trailer lot shall be installed underground in conformance with the National Electric Code.

### 10.3 Individual Electrical Connections for Mobile Homes

- (a) Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 Volts, AC. 50 amperes.



- (b) Outlet receptacles at each mobile home stand shall be located not more than 25 feet from the overcurrent protective devices in the mobile home and a three-pole, four-wire grounding type shall be used. Receptacles shall be of weatherproof construction and configurations shall be in accordance with American Standard Outlet Receptacle C-73.1.
- (c) The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.
- (d) Where the calculated load of the mobile home is more than 50 amperes either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.

10.4 Individual Electrical Connections for Travel Trailer Units

- (a) If individual travel trailer or travel unit spaces are connected to the electrical wiring system, an approved type of disconnecting device and over-current protective equipment shall be provided. The service per outlet shall be 120 Volts AC. 15 amperes and/or 30 amperes.
- (b) Outlet receptacles at individual trailer spaces shall be located not more than 25 feet from the overcurrent protective devices in the trailer and a three-wire grounding type shall be used. Receptacles shall be of weatherproof construction and configurations shall be in accordance with American Standard Outlet Receptacle C-73.1
- (c) The trailer shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.

10.5 Required Grounding. All exposed noncurrent carrying metal parts of mobile homes and travel trailers and all other equipment shall be grounded by means of a grounding conductor run with branch circuit conductors or other method of approved grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes and travel trailers or other equipment.

10.6 Master TV Antenna System. Mobile Home Parks shall be equipped with a master TV antenna system with buried cable to each mobile home stand. No individual TV antenna will be permitted.

## SECTION 11: SERVICE BUILDINGS AND FACILITIES

### 11.1 General Requirements for Mobile Home Parks and Travel Trailer Camps

- (a) Provisions of Buildings and Facilities. Each mobile home park or travel trailer camp shall be provided with one or more service buildings, adequately constructed and equipped, and conveniently located to meet the anticipated needs of intended park or camp inhabitants. Service buildings for management, maintenance, sanitation, laundry, indoor recreation, and other similar activities shall be considered.

(b) Structural Requirements for Buildings

- (1) All portions of structures shall be properly protected from damage by ordinary use and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- (2) All rooms containing sanitary or laundry facilities shall have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
- (3) All rooms containing sanitary or laundry facilities shall have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10 per cent of the floor area served by them.
- (4) All rooms containing sanitary or laundry facilities shall have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
- (5) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- (6) Illumination levels shall be maintained as follows:
  - (1) general seeing tasks--five footcandles;
  - (2) laundry room work area--40 footcandles;
  - (3) toilet room, in front of mirrors--40 footcandles.

- (7) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.
- (c) Plumbing. All plumbing in service buildings and other park or camp facilities shall comply with State and Local Plumbing Codes and Ordinances.
- (d) Laundry Drying Facilities. Adequate outside areas shall be provided for drying laundry if clothes dryers are not provided in service buildings.
- (e) Condition of Buildings. All service buildings and related facilities shall be kept in safe and sanitary conditions at all times.
- (f) Screening of Doors and Windows. During the fly season, all doors, windows, and other openings to the outside of service buildings shall be effectively screened, unless effective mechanical means are provided to prevent entrance of flies.
- (g) Barbecue Pits, Fireplaces, Stoves and Incinerators. Cooking shelters, barbecue pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

#### 11.2 Specific Requirements for Mobile Home Parks

- (a) Required Sanitary Facilities for Mobile Homes. For each 50 mobile home lots or less, one (1) flush toilet and one (1) lavatory for each sex shall be provided in accordance with Pennsylvania Department of Health Standards.
- (b) Additional Storage. There shall be 90 cubic feet for each mobile home lot in a central location.

#### 11.3 Specific Requirements for Travel Trailer Camps

- (a) Sanitary Services to Dependent Travel Trailer and Travel Units. Where a travel trailer camp, or any part thereof, is especially designed and used exclusively for dependent travel trailers and travel units, sanitary service buildings shall be conveniently located within a radius of three-hundred (300) feet of each travel trailer and travel unit space to be served, and the number and type of sanitary facilities provided shall be in accordance with Pennsylvania Department of Health Standards.

- (b) Required Sanitary Services to Independent Travel Trailers and Travel Units. Where a travel trailer camp, or any part thereof, is specifically designed and used exclusively for independent travel trailers and travel units, one (1) flush toilet and one (1) lavatory, and one (1) shower or tub for each sex shall be provided for each 50 travel trailer and travel unit spaces, and the provisions of such sanitary facilities shall be in accordance with Pennsylvania Department of Health Standards.

#### SECTION 12: REFUSE HANDLING

The storage, collection and disposal of refuse in the mobile home park or travel trailer camp shall be conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the regulations of the Pennsylvania Department of Health and Township Ordinance No. 143 requiring individual collection for each separate family unit.

#### SECTION 13: INSECT AND RODENT CONTROL

If any mobile home park or travel trailer camp 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 Pennsylvania Department of Health.

#### SECTION 14: FUEL SUPPLY AND STORAGE

##### 14.1 Natural Gas System

- (a) Natural gas piping systems when installed in mobile home parks or travel trailer camps shall be maintained in conformity with accepted engineering practices.
- (b) Each mobile home or travel trailer lot provided with piped gas shall have an approved shutoff 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.

14.2 Liquified Petroleum Gas Systems. Liquified petroleum gas must be supplied from a central system through buried pipes to mobile home and trailer stands.

- (a) Liquified petroleum gas systems provided for mobile homes, travel trailers, travel units, service buildings or other structures when installed shall be maintained in conformity with the rules and regulations of the authority having jurisdiction and shall include the following:

- (1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- (2) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home, travel trailer, or travel unit and shall be maintained in effective operating condition.
- (3) All LPG piping outside of the mobile home, travel trailers, or travel units shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes, travel trailers, or travel units.
- (4) Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be installed on a mobile home or travel trailer lot and shall be securely but not permanently fastened to prevent accidental overturning.
- (5) NO LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, travel trailer, travel unit or any other structure unless such installations are specially approved by the authority having jurisdiction.

#### 14.3 Fuel Oil Supply Systems

- (a) All fuel storage tanks must be buried.
- (b) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction when provided.
- (c) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- (d) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five inches of storage tanks.
- (e) All fuel storage tanks or cylinders shall be securely placed and shall not be less than five feet from any mobile home, travel trailer, or travel unit exit.
- (f) Storage tanks located in areas subject to traffic shall be protected against physical damage.

### SECTION 15: FIRE PROTECTION

15.1 The mobile home park area shall be subject to the rules and regulations of the Washington Township Fire Prevention Authority where provided.

15.2 Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

15.3 Portable fire extinguishers of a type approved by the Pennsylvania Department of Health shall be kept in public service buildings under park control, and in each mobile home, travel trailer or travel unit.

#### SECTION 16: MISCELLANEOUS REQUIREMENTS

##### 16.1 Responsibilities of the Park Management

- (a) The person to whom a license for a mobile home park or travel trailer camp is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (b) The mobile home park or travel trailer camp management shall supervise the placement of each mobile home, travel trailer or travel unit on its lot which includes securing its stability and installing all utility connections.
- (c) The mobile home park or travel trailer camp management shall give the Township Board of Supervisors free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- (d) The management shall maintain a register containing the names of all park or camp occupants. Such register shall be available to any authorized person inspecting the park or camp.
- (e) The management shall notify the local Pennsylvania Department of Health immediately of any suspected communicable or contagious disease within the mobile home park or travel trailer camp.

16.2 Restriction of Animals and Pets. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home park or travel trailer camp.

16.3 Length of Occupancy in Travel Trailer Camps. Trailer spaces shall be rented by the day or week only, and the occupant of a trailer space shall remain in the same travel trailer camp not more than 30 days.

16.4 Restriction on Occupancy in Mobile Home Parks. A mobile home shall not be occupied for dwelling purpose unless it is properly placed on a mobile home stand and connected to water, sewerage and electrical utilities.

## SECTION 17: PENALTIES

17.1 Summary Offense. Any person who violates any provision of this Ordinance shall be guilty of a summary offense, and upon conviction shall be required to pay a penalty for the use of the Township in a sum not less than \$100.00 nor more than \$300.00 together with the cost of prosecution.

17.2 Revocation or suspension of license. 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, after notice and hearing by the Township Board of Supervisors, subject to the right of appeal to the Court of Common Pleas in accordance with the law.

## SECTION 18: 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.

## SECTION 19: EFFECTIVE DATE

This Ordinance shall become effective five (5) days from the date hereof.

ENACTED AND ORDAINED as an Ordinance of Washington Township this 25th day of June, 1971.

Earl P. Jennings  
Chairman

Walter Smith

Paul Wagner  
Board of Supervisors  
Washington Township

ATTEST:

Paul Wagner  
Secretary