

ARTICLE IX - MOBILE HOMES AND MOBILE HOME PARKS

This article contains provisions setting forth minimum standards for:

- A. The design, construction, alteration, extension, and maintenance of mobile home parks and related utilities and facilities.
- B. Regulations for the erection of single mobile homes.
- C. Provisions are included authorizing the issuance of permits for construction, alteration and/or extension of mobile home parks, the licensing of those who operate mobile home parks, the inspection of mobile home parks by authorized Township Officials, and the fixing of penalties for any violation of any provision of this Article.
- D. Campgrounds shall be located, constructed and maintained in accordance with the Liberty Township Zoning Ordinance.

Section 900. Definitions.

Definitions shall also be referenced from the Liberty Township Zoning Ordinance.

COMMON OPEN SPACE - Land within a mobile home park, not including streets, off-street parking areas, private yard space, and areas set aside for public facilities, which shall be designed and set aside for the use of all residents of the mobile home park. This area shall be identified by separate parcel(s).

DEVELOPABLE ACREAGE – The gross acreage of a tract or lot minus the area of public rights-of-way, utility easements or rights-of-way, floodplains, wetlands, fifty (50%) percent of steep slopes greater than twenty-five (25%) percent, and twenty-five (25%) percent of steep slopes between fifteen (15%) percent and twenty-five (25%) percent.

INTERNAL STREET - A street in a mobile home park privately owned, constructed and maintained, which functions only to provide direct access to individual mobile home lots.

LICENSE - Written annual approval, in whatever form, as issued by the Township, authorizing a person to operate and maintain a mobile home park.

MOBILE HOME - A transportable, single family dwelling intended for permanent occupancy, office or place of assemble contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT - A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK - A parcel or contiguous parcels of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

MOBILE HOME STAND - The part of an individual mobile home space which has been reserved for the placement of a mobile home and appurtenant structures and connections.

PERSON - An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility, or other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

RECREATIONAL VEHICLE - A vehicle which is designed for human occupancy under transient circumstances, such as camping, travel or other recreation, sometimes variously know as a "travel trailer" or a "camping trailer".

SERVICE OR RECREATIONAL BUILDING - A structure housing operational office, recreational, park maintenance and other facilities built to conform to required local standards.

SEWER CONNECTION - The sewer connection consists of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

SEWER RISER PIPE - The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

TRAVEL TRAILER - Denotes a trailer which does not have a flush toilet or bath and shower enclosed within. Travel Trailer shall not be allowed to be placed in Mobile Home Park as a means of residence.

USABLE SITE AREA - The usable site area is that portion of a mobile home park which is free of water surfaces, flood plains, severe high water table areas, quarries and slopes over twenty (20%) percent, and including structures or obstructions unrelated to the mobile home park usage.

WATER CONNECTION - The water connection consists of all pipes, fittings, appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE - The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at the designated point on each mobile home lot.

WATER SERVICE PIPE - The water service piping consists of all pipes, fittings, valves and appurtenances from the water main of the park distributing system to the water outlet of the distributing system within the mobile home.

Section 901. Permits for Mobile Home(s) and Mobile Home Park Construction, Alteration, or Extension.

The requirements of this Ordinance shall be supplemented or super-ceded by the requirements of the Uniform Construction Code as it relates to the construction of foundations, electrical and plumbing systems, or the placement of mobile homes within a mobile home park.

A. Approval Required.

It shall be unlawful for any person to construct, alter, extend or operate any mobile home park within the limits of Liberty Township unless a valid permit and/or license issued by Liberty Township is obtained.

Design and improvements standards shall be consistent with the Liberty Township Subdivision and Land Development Ordinance. In the event that there is a conflict, the more stringent shall apply.

B. Application for Mobile Home Permits/Mobile Home Park Licenses.

1. Application to Liberty Township - The applicant shall submit an application to Liberty Township for a permit to place a mobile home or to operate a mobile home park in Liberty Township.
2. Mobile Home Permit - The following procedures shall apply solely for the proposed placement of a mobile home on a single parcel (separately deeded) or within a mobile home park.
 - a. Any person desiring to locate a mobile home shall submit an application for a Mobile Home Permit to Liberty Township.
 - b. The Township shall review the application for compliance with this Ordinance and other applicable Ordinances of the Township. The Township may request the assistance of the Township Zoning Officer, Engineer, Solicitor, and other municipal officials (including the Planning Commission) in order to determine approval, conditional approval or disapproval of the application.

The Township shall, within forty-five (45) days from the receipt of an application, issue a permit or disapprove the application and transmit the decision in writing to the applicant. A notice of disapproval shall cite the reasons for disapproval.

- c. The Mobile Home Permit is not assignable and terminates within one (1) year from the date of issuance, unless the mobile home is installed as prescribed in this Ordinance.
3. Mobile Home Park License - The following procedure shall apply to all new and expansions of existing mobile home parks.
 - a. Design Plan Approval - Any person desiring to establish a new mobile home park or expand an existing mobile home park shall secure approval under the Liberty Township Subdivision and Land Development Ordinance prior to applying for a Mobile Home Park License. The Township shall reserve the right to require financial security to guarantee installation of improvements in accordance with the Subdivision and Land Development Ordinance.
 - b. Application Requirements - All requests for a Mobile Home Park License shall include the following:
 - (1) An application for a Mobile Home Park license.
 - (2) Identification of the Adams County Recorder of Deeds reference numbers for the

approved land development plan.

- (3) A filing fee as set by resolution of the Township.
- (4) Copies of the following permits where applicable; Erosion Control Permit, Highway Occupancy Permit, Water Supply Permit, Wastewater Permit(s), and any other Local, State, or Federal Permits.

c. Review Procedures

- (1) The Township shall review the application for compliance with this Ordinance and other applicable ordinances of the Township. The Township may solicit the assistance of the Township Zoning Officer, Engineer, Solicitor, and other municipal officials in order to determine approval, conditional approval or disapproval of the application.
- (2) The Township shall, within sixty (60) days from the receipt of an application, issue a permit or disapprove the application and transmit the decision in writing to the applicant. A notice of disapproval shall cite the reasons for disapproval.
- (3) A Mobile Home Park Permit shall not be assignable and shall terminate two (2) years following its issuance unless an extension is approved by the Township. The Permit shall authorize construction of the Mobile Home Park.
- (4) Prior to issuance of a Mobile Home Park License, the Township shall inspect finished construction of all improvements to ensure compliance with the approved plans. The cost for review and inspection shall be paid by the Applicant in accordance with the requirements of Article VI of this Ordinance and shall be paid prior to issuance of a license. Following satisfactory inspection of improvements and payment of all license review and inspection fees, a Mobile Home Park license will be issued. The license will be issued within forty-five (45) days following certification of improvements by the Township Code Official. The Township, following recommendations of the Township Code Official, shall reserve the right to require that an As-Built plan be submitted in accordance with the requirements of this Ordinance.

The Mobile Home Park license shall be valid for a period of one (1) year and shall be renewed on an annual basis.

4. Renewal Licenses.

Application for renewal of a mobile home park license shall be made to the Township at least sixty (60) days prior to the expiration date of the license. Renewal of a mobile home park license shall be issued by the Township upon certification by the Owner that the park continues to meet the standards and requirements hereunder for the issuance of an original license.

It shall be unlawful for any person to operate a mobile home park without a valid license, renewed annually by the Township in the name(s) of the landowner and manager.

Prior to annual renewal of any Mobile Home Park license there shall be an inspection by the Township. If it is determined there are deficiencies or that the Mobile Home Park

does not comply with the Township's Ordinances, the Township shall reserve the right to require that improvements be made to bring the Mobile Home Park into compliance and to establish reasonable time limits for those improvements.

The Township shall reserve the right to deny renewal of license, if there is not compliance.

Individual lots in a mobile home park shall not be sold separately. Any sale of lots in a mobile home park shall be for the park as a whole.

5. Transfer of Ownership.

Any transfer of ownership, interest or control of the mobile home park, including the merger, sale of shares of capital stock, sale of capital, shares of stock or otherwise, shall invalidate the license. The licensee shall give notice in writing to the Township, within twenty four (24) hours or on the next business day after a change in land ownership. Such notice shall include the name and address of the person succeeding ownership.

6. Suspension.

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, the Township Supervisors shall give written notice to the person whom the Certificate of Registration and license were issued advising that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in the Township shall be suspended. At the end of such period, such mobile home park shall be inspected, and if such conditions or practices have not been corrected, and the licensee has not requested a hearing, the Township Supervisors shall suspend the license and give notice, in writing, of such suspension to the person to whom the certificate and/or license was issued. Any person, partnership or corporation who is in violation of any provisions of this Ordinance shall be subject to the penalties stated in this Ordinance.

Section 902. Compliance of Existing Mobile Home Parks.

Upon notice to the owner from the Township, mobile home parks which existed prior to the date of the amendment of this ordinance shall comply as follows:

- A. Mobile home parks in existence at the date of adoption of this Ordinance and being duly authorized to operate as same by the Township be continued so long as they otherwise remain in compliance with this and any other pertinent ordinances currently in force in the Township.
- B. Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a Mobile Home Park License renewal. The plot plan shall contain information as required for a final land development plan as it relates to existing features.
- C. Any subsequent new construction, alteration, or extension of as existing Mobile Home Park shall comply with the provisions of this Ordinance.
- D. Any existing mobile home park which, in the judgment of the Board of Supervisors creates a fire or health hazard shall be required to comply with this Ordinance within a reasonable period of time as determined by the Board of Supervisors.

Section 903. Inspection of Mobile Home Parks.

The Township Supervisors or other authorized Township representative may inspect a mobile home park periodically to determine compliance with this Ordinance. As a result of such inspection, the Township Supervisors may give notice for any violations of this Ordinance.

Section 904. Design and Improvement Standards.

The location, design, and improvement standards for all mobile home parks shall comply with the following minimum requirements. Site design and improvement standards shall conform to the standards of this Ordinance and the Liberty Township Zoning Ordinance.

A. Site Design.

1. General Requirements - standard dimensions and criteria for park size, density, lot area, lot width, front, rear, and side yards, height, spacing, etc. shall be as specified in the Liberty Township Zoning Ordinance
 - a. All lots shall abut and be accessible from a park street.
 - b. Each mobile home lot shall be improved to provide a mobile home stand and adequate frost free foundation for the placement of the mobile home unit.
2. Buffering - A fifty (50) foot wide buffer yard shall be provided along the entire perimeter of any mobile home park. Within such buffer yard, a planting screen at least fifteen (15) feet wide and ten (10) foot high shall be provided. Buffer yards shall be naturally landscaped and shall not be used for building, parking, loading or storage purposes. Except for access drives or pedestrian interior walkways permitted by the Township, a buffer yard shall be continuous for the entire length of a property line.
3. Site Location - The location of all mobile home parks shall comply with the following minimum requirements. The parks must be:
 - a. The site shall be free from adverse influence by garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
 - b. The area shall not be subject to flooding.
 - c. The site shall not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, heat, odor, glare, etc.

B. 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 insure the adequate drainage of all locations within the park.
2. A Stormwater Management Plan shall be prepared in accordance with the requirements of this Ordinance and submitted for review and approval by the Township in conjunction with a land development plan prior to the granting of a permit to construct any mobile home park.

3. All storm water facilities shall be kept completely separate from any sanitary waste facilities.
4. Surface water collectors and other bodies of standing water shall not be susceptible to the breeding of mosquitoes and other insects.

C. Soil and Ground Cover Requirements.

1. Exposed ground surfaces in all parts of every park 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.
2. All paving and/or planting shall be designed in accordance with the storm drainage plan.
3. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests.
4. An Erosion Control Plan shall be submitted to the Township for review. The Erosion Control Plan shall be approved by the Adams County Conservation District.
5. A landscaping plan shall be submitted for review and approval by the Township.

D. Park Areas for Non-Residential Uses.

1. No part of any park shall be used for non - residential purposes, except such uses that are required for recreation, direct servicing, management, or maintenance of the park and its residents.
2. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

E. Building Setback Requirements:

Mobile homes shall be located to conform to the building set-back requirements of the Liberty Township Zoning Ordinance. In addition, the following shall apply;

1. There shall be a minimum distance of fifty (50) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas and structures.
2. Mobile homes shall be located at least fifty (50) feet from any park property line and at least ten (10) feet from any side or rear mobile home lot line.
3. Mobile home parks located adjacent to any industrial or commercial land use shall be required to provide screen planting (trees, shrubs) along the property boundary line separating the park from such adjacent use.

F. Blocks:

The size and shape of blocks in mobile home parks shall be determined with regard to:

1. Need for convenient access, automotive and pedestrian movement.

2. Providing desirable lot depths for pedestrian interior walkways and easements for utilities to be located within the block.
3. Blocks shall not exceed a maximum length of sixteen hundred (1,600) feet.

G. Placement of Mobile Homes.

1. Mobile homes, accessory structures, shall be separated from other buildings by at least twenty (20) feet on all sides.
2. 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.
3. Construction of Mobile Home Stands – construction and placement of mobile homes shall meet all requirements of the adopted building code and typical recognized industry standards.

- a. The area of the mobile home stand shall be improved to provide an adequate frost proof foundation for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, or rotation, and in no event shall the mobile home be erected on jacks, loose blocks, or other temporary materials. 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 superstructure.
- b. The mobile home stand shall be provided with anchors and tie-downs such as cast in place concrete "deadmen."

These 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 twenty eight hundred (2,800) pounds.

In the event that the Mobile Home is greater than fifty (50) feet the Township shall reserve the right to increase the number of tie-downs required.

- c. The Applicant shall submit a design including drawings of the Mobile Home stand for review and approval.

H. Park Street System.

1. General Requirements

- a. A minimum of two (2) vehicular accesses shall be provided or as required as part of the traffic impact study. All accesses shall abut a public street.
- b. The entrance road, connecting the park with a public street or road shall have a minimum pavement width of thirty-two (32) feet.
- c. Other internal streets shall:

- (1) Streets shall have a minimum width of thirty-two (32) feet or as may be allowed otherwise. The requirement for off-street parking shall be considered prior to a determination on the street width.
- (2) Dead end or Cul-De-Sac streets shall meet the requirements of the subdivision and land development ordinance.
- (3) All streets within mobile home park shall have concrete curbs and sidewalks in accordance with the Subdivision and Land Development Ordinance.
- d. Design and Construction of all streets within the mobile home park shall be in accordance with the Subdivision and Land Development Ordinance. Mobile home park streets shall not be offered for dedication to the Township.
- e. All mobile home lots shall be connected to a common street by means of a sidewalk or walkway. Such individual sidewalks or walkways shall have a minimum width of three (3) feet.
- f. Street Names and Lot Numbers - Each street within a mobile home park shall be provided with street names and street name signs in accordance with this Ordinance and as deemed acceptable by the Adams County Mapping Office. Lot numbers shall be displayed in an easily visible location on each mobile home in a common place on the front yard side of the mobile home at least six (6) feet above the ground.

2. Parking Areas.

- a. Two (2) paved off-street parking spaces of durable surface for motor vehicles shall be provided on each mobile home lot. Required parking spaces shall be so located as to provide convenient access to the mobile home, and shall not exceed a distance of two hundred (200) feet from the mobile home that are intended to serve.
- b. A separate parking area for recreational vehicles shall be provided in each mobile home park.
- c. Durable off-street parking areas must also be provided to serve recreation areas, utility or service buildings, and the park office.
- d. Layout, design, and the number of spaces for all types of common parking areas shall be subject to review and approval by the Township in accordance with Township Ordinances.
- e. One (1) off-street parking space of durable surface is required for every two (2) mobile home lots for the purpose of guest parking.

I. Required Recreation Areas or Fees.

- 1. In all mobile home parks a recreation area, or areas, with suitable facilities shall be maintained within the park for the use of all park residents.
- 2. Land required for such recreation areas shall be not less than ten (10%) percent of the

gross site area. Such land should generally be provided in a centralized location or in decentralized locations in larger mobile home parks.

3. Recreation areas shall be so located as to be free of traffic and environmental hazards and should, where the topography permits, be centrally located on relatively level ground.
4. If a suitable recreation area cannot be properly provided for the park, as determined by the Board of Supervisors, payment of a recreational purpose fee is required. Such fee shall be in conformance with this ordinance.
5. A Recreation plan shall be submitted for review and approval per this Ordinance.

Section 905. Water Supply.

A. General Requirements:

If the mobile home park can be served by the extension of an existing public water supply system of satisfactory quantity, quality and pressure and is within one thousand (1,000) feet of the proposed development, the applicant shall connect to the Municipal System. The distribution system within the proposed development shall be subject to review and approval in accordance with the provisions of this Ordinance. Where a satisfactory public municipal water supply system is not available, a community water supply system shall be provided in accordance with requirement of the Subdivision and Land Development Ordinance

The water system design shall be approved by the Pennsylvania Department of Environmental Protection and Liberty Township and/or the applicable Municipal Authority.

B. Design and Construction Standards:

Water supply and distribution systems shall be designed and constructed in accordance with Township standards and the requirements of the Subdivision and Land Development Ordinance. Where there is a conflict between this section and other sections of this Ordinance or other rules and regulations of the Township and/or the applicable municipal authority, the more stringent shall apply. Standards shall also be as recommended by the Township Engineer.

C. Source of Supply.

1. The water supply shall be capable of supplying a minimum of four hundred (400) gallons per day per mobile home.
2. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source and will not be constructed beneath any sewer line.
3. No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
4. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

D. Water Storage Facilities:

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

E. Water Distribution Systems.

1. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
2. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
3. The system shall be so designed and maintained as to provide a pressure of not less than twenty-five (25) pounds per square inch, under normal operating conditions, at each Mobile Home, service buildings and other locations requiring potable water supply. The developer is required to provide all necessary engineering studies to ensure that there will be sufficient water pressure and flow to meet such requirement and for operation of fire protection systems.
4. Individual Water Riser Pipes and Connections
 - a. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water riser pipe shall have a minimum inside diameter of three-quarter (3/4) inch and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - d. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type of manufacturer and their method of installation are approved.

Section 906. Sewage Disposal.

A. General Requirements:

If the mobile home park can be served by the extension of an existing public sanitary sewer system located within one thousand (1,000) feet of the proposed development and adequate treatment capacity is available, a complete sanitary sewage collection system must be installed and connected by the developer to the existing public sanitary sewer system. Such system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Protection and the applicable Municipality or Municipal

Authority regulations. If adequate treatment capacity is not available then connection to the community sewer system shall be provided. The system design shall be approved by the Pennsylvania Department of Environmental Protection and Liberty Township and/or the appropriate Municipal Authority. It shall be required as a condition of Plan approval, that the owner agree to the provision that when public sewers are made available to the site, that the Mobile Home Park be connected to such system and that all privately owned Wastewater Treatment Facilities be abandoned.

Regardless of the proposed method of sewage disposal, all systems shall be in conformance with the Liberty Township ACT 537 Official Sewage Facilities Plan. On-lot sewage disposal systems are not acceptable for mobile home parks.

B. Design and Construction Standards:

Sanitary Sewer Systems and Wastewater Treatment Facilities shall be designed and constructed in accordance with Township standards and the requirements of the Subdivision and Land Development Ordinance. Where there is a conflict between this section and any other section of this Ordinance or other rules and regulations of the Township and/or the applicable Municipal Authority, the more stringent shall apply. Standards shall also be as recommended by the Township Engineer.

1. Individual sewer connections

- a. Each mobile home lot shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand so that the sewer connection to the mobile home drain outlet will approximate a vertical position.
- b. The sewer connection shall have a nominal inside diameter of not less than four (4) inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. All joints shall be watertight.
- c. All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent and durable; the inner surface shall be smooth.
- d. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half (1/2) inch above ground elevation.
- e. If Sanitary Traps are not provided within the individual Mobile Home Unit, it shall be installed in the Sanitary Sewer laterals.
- f. Sewer Lines - All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system.

Section 907. Electrical Distribution System.

A. General.

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.

All electrical system materials and installation shall be consistent with the National Electric Code as most recently amended.

B. Power Distribution Lines.

All power distribution lines shall be installed underground in accordance with the suppliers regulations. All other utilities, such as telephone, community cable television service, etc., shall also be installed underground in accordance with the individual utility's specifications governing such systems.

C. Individual Electrical Connections.

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, 100 amperes.

D. Required Grounding.

All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

Section 908. Service Buildings and Other Community Service Facilities.

A. Applicability:

The requirements of this section shall apply to service buildings, recreational buildings and other community service facilities when constructed such as:

1. Management offices, repair shops and storage area.
2. Laundry facilities.
3. Indoor recreation areas.

B. 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 and protected as to prevent entrance or penetration of moisture and weather.
2. All rooms containing laundry facilities shall:
 - a. Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10%) percent of the floor area served by them.
 - b. Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.

3. Toilets shall be located in separate compartments equipped with self-closing doors. Toilets shall have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, waterproof material or covered with moisture-resistant material.

Section 909. Refuse Handling.

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All applicable local, state, and federal regulations shall be complied with. The plans shall outline the proposed method of refuse disposal.

Section 910. Insect and Rodent Control.

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination and other methods of rodent control shall comply with any applicable local, state, and federal regulations.

Section 911. Fuel Supply and Storage.

A. Natural Gas Systems.

1. Natural gas piping systems when installed in mobile home parks shall be approved by the utility company providing the service.
2. Each mobile 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. Liquefied Petroleum Gas System.

1. Liquefied Petroleum Gas Systems provided for mobile homes, service buildings or other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following;
 - a. Systems shall be approved with 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 of shutting off the gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
 - c. All LPG piping outside the mobile home shall be buried and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile home.
 - d. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure unless such installations are specifically approved by the Township.

C. Fuel Oil Supply Systems.

1. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with any applicable rules and regulations.
2. All storage tanks shall be protected from physical damage.
3. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall have shutoff valves located within five (5) inches of storage tank.
4. All fuel storage tanks and cylinders shall be securely placed and under no circumstances located less than five (5) feet from any mobile home exit.

D. Storage Tank Foundations:

All fuel tanks not withstanding the type of fuel shall be provided with a stable foundation of compacted stone or concrete and anchoring, or as may be required by any applicable regulation whichever is more stringent.

Section 912. Fire Protection.

- A. Fire protection systems shall be provided per this Ordinance.
- B. In addition the following shall apply;
 1. All applicable Local, State, and Federal regulations, shall be complied with.
 2. Each individual Mobile Home shall be equipped with two (2) working fire extinguishers.
 3. In the event the Applicant wishes to provide alternate means of fire protection, design information shall be subject to review by the Township, Township Engineer, and the local fire agency, and shall be subject to approval by the Township.
 4. An approved number of smoke detectors shall be provided in each mobile home.

Section 913. Single Mobile Homes.

- A. Any single mobile home shall meet the specifications for manufacture of mobile homes as set forth in U.S. Standard A 119.1-1969, NFPA No. 501B-1968, and any subsequent modification or amendment of such standards. Certification to such shall be submitted with the Mobile Home Permit application.
- B. If a mobile home is erected and maintained as a single family dwelling other than in a mobile home park, the lot size, setback, sewer, and water requirements shall be the same as for a single family home, provided however that placement and base enclosure requirements shall be the same as for mobile homes placed in mobile home parks.

Section 914. Responsibilities of the Park Management.

- A. The person to whom a license for a mobile home park 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 clean and sanitary condition.

- B. The park management shall supervise the placement of each mobile home on its mobile home lot. This includes securing its stability and installing all utility connections. All mobile homes shall be inspected by the Township.
- C. The park management shall give the Township Officials free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspections.
- D. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.
- E. Permits shall be obtained, from the Township, by the park management prior to placement of all structures and mobile homes in accordance with applicable Township Ordinances.

Section 915. Guidelines for Rules, Regulations and Agreements Between Mobile Home Park Operators and Tenants.

The following is a listing of minimum requirements that shall be included within a set of rules and regulations developed by each mobile home park operator to inform each prospective tenant of the park's operating policies.

The tenants/owner agreement shall be submitted to the Township for review and recommendation. The agreement shall be reviewed and approved by the Township prior to final plan approval and shall be recorded with the Final Plan. A copy which shall be on file at the Mobile Home Park and Township Office.

- A. Number of pets allowed and other restrictions.
- B. Speed limits and traffic control within the park.
- C. Rent payment provisions and sub-letting policies.
- D. Garbage collection schedules.
- E. Vehicular ownership and maintenance restrictions.
- F. Responsibilities of the tenant regarding behavior, including that of children and visitors.
- G. Policies regarding swimming pools, mobile home skirting and other lot improvements required by operator or desired by tenants.
- H. Maintenance responsibilities of each tenant.
- I. Maintenance and use of common areas (i.e. recreation areas).
- J. Requirement that tenant inspect and maintain in adequate operation gas, electric, and fire protection systems and equipment.

Section 916. Facilities.

- A. Every mobile home park shall have a structure clearly designated as the office of the mobile

home park manager.

- B. Service and accessory buildings located in a mobile home park shall be used only by the residents of the mobile home park.

Section 917. Removal of Mobile Homes.

No mobile home, whether installed on a single lot or 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 54, 1969, of the Pennsylvania General Assembly.

Such permit shall be issued upon payment of a fee as required by the fee schedule currently in force in the Township, and any real estate tax assessed against the home and unpaid at the time the permit is requested.

Section 918. Notices and Revocation of License.

- A. Notices:

Whenever the Township Supervisors or other authorized Township representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit, and/or certificate and/or license was issued, as hereinafter provided. Such notice shall (a) be in writing; (b) include a statement of 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, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other 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, or any part thereof, and with the regulations adopted pursuant thereto.

- B. Revocation of License:

In addition to the provisions and penalties for violations as given in this Ordinance, the Township may give reasonable notice for the remedying of violations and if such violations are not remedied within the prescribed period of time, the Township may declare the license revoked.

Section 919. Enforcement and Penalties.

Duly authorized representatives of Liberty Township have the right to enter private property at reasonable times to investigate any condition associated with this Ordinance.

Anyone violating the provisions of this ordinance shall be guilty of an offense, and upon conviction shall be subject to a fine of not more than one thousand dollars (\$1,000) for each violation, recoverable with costs, and in default of payment, imprisonment of not more than thirty (30) days. Each day that the violation continues shall be a separate offense.

In addition, Liberty Township may institute injunctive, mandamus or any other appropriate action or proceeding at law or in equity for the enforcement of this ordinance. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus, or other appropriate forms of remedy or relief.