

ORDINANCE # 13

MOBILE HOMES

An ordinance defining and regulating mobile home parks; establishing minimum standards governing the construction and maintenance of mobilehome parks; establishing minimum standards governing the provided utilities and facilities, and other physical conditions to make mobilehome parks safe, sanitary and fit for human habitation; fixing the responsibilities and duties of owners and operators of mobilehome parks; authorizing the inspection of mobilehome parks; and fixing penalties for violations.

BE IT, THEREFORE, ORDAINED BY the Township of West Caln, Chester County, Pennsylvania.

SECTION 1. Definitions

- A. Mobilehome Park: Any plot of ground upon which two (2) or more mobilehomes, occupied for dwelling or sleeping purposes, are located.
- B. Mobilehome: A vehicle so constructed as to permit its being used, as a conveyance upon the public streets or highways and duly titled as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one (1) or more persons.
- C. Dependent Mobilehome: A mobilehome which is not equipped with a toilet and/or bathtub or shower.
- D. Independent Mobilehome: A mobilehome equipped with a toilet and bathtub or shower.
- E. Space: When the word space is used, it refers to that plot of ground upon which one (1) mobilehome is to be located.
- F. Approved: Construction or procedure of operation which is in accordance with standards of the Pennsylvania Department of Health and other governmental agencies.
- G. Seasonal: The use of the park only for a specific time of the year such as May to October or October to December, varying on use of park for vacation, summer home, or lodging place during hunting season. The occupancy of a park space for a period of time of less than six months.

SECTION 2. Submission and Review of Plans

The construction of a new mobilehome park or the alteration of an existing park shall be made only after the plans have been submitted for review and approved by the Board of Supervisors, West Caln Township, or their designated representative.

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The plans shall be in sufficient detail so that the following items can be examined.

- A. Park layout showing lot sizes, streets, vehicle parking areas, water supply location, sewer and water lines, service buildings, sewage disposal system, lighting facilities and walkways, refuse storage areas and disposal methods, and swimming pools.
- B. Plans for providing surface drainage.
- C. Details of the construction of the sewage disposal system, including soil percolation tests, if soil absorption type system is to be used.
- D. Details of the construction of the sewerage system, including size, slope, material, and manhole and cleanout construction and location.
- E. Water supply including expected capacity and size of well, pump rating, water storage facilities, methods of sealing well, housing for pump and storage tank, distribution system including size materials and valve locations.
- F. Construction of service building showing plumbing, heating, ventilation and other sanitary systems which are to be included.
- G. Lighting facilities and electrical power line installation.
- H. Anticipated number of spaces as would be permitted under available land area.

A copy of approved plans that will be kept on file by the reviewing health agency.

SECTION 3. Location

The site for proposed Mobilehome Parks shall be well-drained not adjacent to swamps, marshes, breeding places for insects and rodents, or heavy industrial zones with objectionable odors or noise. Good natural drainage will be required, with drainage not endangering the water supply. Where ditching is done, it should not create accident hazards.

SECTION 4. Roads and Parking Areas

All roads in the park shall be continuous and at least 20 feet wide and should connect with public streets or highways. Roadways shall be paved or treated to make them dust free. Parking areas shall be provided to accommodate at least one motor vehicle for each mobilehome space.

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SECTION 5. Space Limitations

New mobilehome park spaces shall be at least 30 feet wide. There shall be not less than 15 feet between mobilehomes, buildings, or structures and not less than 10 feet between a mobilehome and a public street, road, or highway. Access to all mobilehome spaces shall be from public roadways, and not from public streets or highways.

An occupied mobilehome shall not be allowed to remain in a mobilehome park unless parked on a space provided with appropriate utility services.

SECTION 6. Permits

It shall be unlawful for any person to construct, maintain, operate, or alter any mobilehome park within the limits of West Caln Township unless he holds a valid permit issued annually by the Township Sanitary Officer in the name of such person for the specific mobilehome park. The Township Sanitary Officer is authorized to issue, suspend, or revoke permits in accordance with the provisions of this Ordinance.

SECTION 7. Inspection

The Township Sanitary Officer is hereby authorized and directed to make inspections to determine the condition of mobilehome parks located within West Caln Township, in order that he may perform his duty of safeguarding the health and safety of occupants of mobilehome parks and of the general public. The Township Sanitary Officer 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.

SECTION 8. Water Supply

All mobilehome parks shall have a safe, potable, adequate and approved supply of water.

Where a public water supply is available, connection shall be made thereto. When no public supply is available, an individual supply should be developed and constructed in accordance with plans approved by the Board of Supervisors.

Plumbing shall be in accordance with State or local plumbing standards where they exist and in all cases shall be such so as to prevent the contamination of the water supply by backflow or siphonage.

Wells shall be located a safe distance from sources of contamination. The minimum distance from cast iron sewer lines with permanent watertight joints is 10 feet.

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All other sewer lines, septic tanks and pit privies shall be separated from wells by at least 50 feet. Absorption fields, seepage pits and absorption beds shall be located at least 100 feet from a well.

No pumps, or appurtenances which are necessary for the proper functioning of a water system shall be located in pits below ground level except where pit floor drainage is provided by gravity to the surface of the ground. The casing of a well shall extend at least 6 inches above platform level, and for additional protection, the platform shall be sloped away from casing.

Water under pressure shall be provided at each mobile-home space.

In service buildings provided for dependent mobile-homes, the culinary and drinking water supply faucet or outlet shall be separate from other outlets facilities mobilehome space.

If drinking fountains are provided, they shall be of an approved type of angle jet nozzle with guard.

SECTION 9. Safety

Precautions must be taken at all times to protect the tenants of the park from accident hazards, fire, or any condition which could be injurious. Roads, walks and pathways shall be adequately illuminated to prevent accident hazards.

SECTION 10. Fire and Electricity

Fuel - Liquefied petroleum gas shall not be used at individual mobilehome spaces unless the containers are properly connected by copper or other suitable metallic tubing.

Bottled gas (for cooking or heating purposes) shall not be used at individual mobilehome sites unless properly connected by continuous (non sectional) copper or other suitable metallic tubing.

No fuel combustion unit shall be used in any mobile-home without being vented to the outside of the trailer.

No cylinder containing liquefied petroleum gas, bottled gas or fuel oil shall be located in a mobilehome, nor within 5 feet of a door thereof.

Electricity - An electrical outlet supplying at least 110 volts shall be supplied each mobilehome space. The

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installation shall comply with State and/or local laws or codes. No electric line shall be permitted to lie on the ground which would endanger life or limb. All mobilehomes shall be grounded in accordance with the provisions of the Underwriter Laboratories Standards.

Fire Extinguisher - Fire extinguishers of a type approved by the Fire Underwriter Laboratories (a B-C classification type) bearing the Underwriter's label, shall be readily accessible to each trailer unless the park is provided with an adequate water supply for fire fighting purposes. It is recommended that trailer park owners or operators require each trailer unit to be equipped with a fire extinguisher.

SECTION 11. Sewage Disposal

All sewage systems shall conform to state laws and local ordinances. Individual mobilehome sewer connections shall be concrete aproned at ground level. All sewer connections shall be constructed so as not to become a public health hazard, and each mobilehome space shall be individually connected to a sewer line. When a trailer space is not in use, the sewer connection shall be capped to prevent the escaping of gases.

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least 10 feet from each other, except that these lines may be laid in the same trench placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight joint sewer line. Where public sewerage systems are accessible, connections shall be made to such system.

Storm water drainage must be provided. Unless provisions have been made for joint usage (sanitary-storm) of the sewer system and not into a sanitary sewer system.

To determine adequacy of septic tank size, the following table can be used:

	Gal/space/day
Mobilehome Park with Central Bathhouse	90
Mobilehome Park with Individual Bath Units	125

The minimum size of a septic tank shall be 750 Gallons to serve not more than two mobilehomes. Septic tank systems to serve more than two mobilehomes shall meet the Institution and Transient Housing design standards of the Penna. Department of Health.

SECTION 12. Refuse Disposal and Vector Control

A. Refuse Disposal: The storage, collection, and

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disposal of refuse from the park shall be so conducted as to avoid the creation of health hazards. Rodent harborage and insect breeding areas will be prohibited. The mobilehome park operator shall be responsible for the proper storage, collection and disposal of refuse.

The park area shall be kept free of litter, rubbish and inflammable material at all times.

Refuse shall be stored in fly-tight, rodent proof and water-tight containers, and the containers shall be kept in good repair and maintained in a clean condition.

Collection and disposal of refuse shall be scheduled to avoid overflowing of containers. Containers shall be distributed about the park in adequate numbers, readily accessible to the trailer spaces in use.

- B. Control of Insects and other Vectors: Adequate measures shall be taken to prevent trailer park infestation by insects and rodents.

SECTION 13. Service Building

- A. Each mobilehome park shall be provided with one or more service buildings adequately constructed and equipped to maintain the spaces allowed for in the park.
- B. An adequate area shall be provided for drying laundry. When clothes dryers are provided in the service building, the drying area can be eliminated.
- C. Dependent Mobilehomes - The minimum toilet and lavatory bath facilities required for dependent mobilehome parks will vary with the number of spaces to be occupied by dependent mobilehomes. The minimum shall be as follows:

Spaces	Toilets		Urinals	Lavatories		Showers or Tubs		Double Laundry Trays
	Men	Women		Men	Women	Men	Women	
1-30	2	3	1	3	3	2	2	1
31-60	4	6	2	6	6	4	4	2
61-100	6	8	2	8	8	6	6	3
101-160	9	13	4	11	11	9	9	4

Separate toilet facilities shall be maintained for women and men, with lavatory and bath facilities for each sex.

Dependent mobilehome shall be parked within a reasonable distance (approximately 200 feet) of a service building. The service building shall be located within the park.

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D. Service buildings in trailer parks in which only independent trailers are parked shall have the following minimum facilities for each 20 trailer spaces provided:

- 1 water closet for each sex
- 1 lavatory for each sex
- 1 shower and/or tub for each sex

The service building shall be so constructed that it:

1. Is located a minimum of 15 feet or not more than 200 feet from any mobilehome space.
2. Is of permanent construction, moisture-resistant material, which shall permit easy and effective cleaning.
3. Has toilet and laundry facilities properly installed and connected to approved sewer system.
4. Has adequate heating and ventilating equipment. Heat of at least 70° F. to be maintained during cold weather. All openings to outer air shall be effectively screened.
5. Has a minimum hot water capacity of 3 gallons per hour, per space during peak demand hours.
6. Will have a minimum of illumination level of 5 foot-candles at all times with additional illumination on closer working task areas such as on ironing boards.

E. All plumbing in the service building and park shall comply with State and local plumbing laws or ordinances.

F. Cleaning of Floors: All floors in toilet, shower, lavatory and laundry rooms shall be kept in a sanitary condition at all times.

G. Screening of Doors and Windows: During fly season, all doors, windows and other openings to the outer air of the service building shall be effectively screened, unless effective mechanical means are provided to prevent entrance of flies.

SECTION 14. Registration of Occupants:

Every mobilehome park owner or operator shall maintain a register containing a record of all mobilehomes and occupants using the mobilehome park. Such register shall be available to any authorized person required by the Township Sanitary Officer. Such register shall contain (1) the names and addresses of all mobilehome occupants stopping in the court, (2) the make, model, and license number of each motor vehicle and mobilehome, (3) the State, territory, or county issuing

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the mobilehome license, and (4) the dates of arrival and departure of each mobilehome.

SECTION 15. Penalties

Any person violating the provisions of this Ordinance shall upon summary conviction thereof before any Justice of the Peace be punished by a fine of not less than Ten Dollars (\$10.00) nor more than Fifty Dollars (\$50.00) for the first violation and by a fine of not more than One Hundred Dollars (\$100.00) for each subsequent violation and each day's failure of compliance with any such provision shall constitute a separate violation.

SECTION 16. Severability

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.

ENACTED into an Ordinance this Eleventh day of April, 1960.

BOARD OF SUPERVISORS,
TOWNSHIP OF WEST CALN

Charles M. Pyle 7
Norman Rissel 7
Edwin Carpenter 7

Stively & Mitman, Solicitors