

ARTICLE XI



MOBILE HOME PARK REGULATIONS

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Section 1101 Applicability

Mobile Home Parks shall be permitted in any Township or Borough which is regulated by the Clearfield County Subdivision and Land Development Regulations subject to local municipal zoning regulations. In any municipality which has a locally adopted ordinance which governs Mobile Home Parks with greater restrictions, the Ordinance whose standards are more strict shall apply.

- A. The standards set forth under this section are intended for those Mobile Home Parks where lots within the park are for rental or lease only.
- B. Where it is intended by the owner or developer to offer Mobile Home lots for sale, the development shall be treated as a regular subdivision and subject to the regulations concerning same.

Section 1102 Plan Requirements

- A. No person, firm or corporation proposing to open a Mobile Home Park in those municipalities which fall under the jurisdiction of the Commission shall proceed with any construction work on the proposed park until they have obtained from the Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined.
- B. Preliminary and final plans as required, shall comply in form and content to Article III of these regulations in so far as applicable and the standards set forth herein.
- C. **Storm Water Management Plan** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to Plan approval.

Section 1103 Preliminary Plan

- A. **Pre-Application Procedure** – The Mobile Home Park developer shall meet with the Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his purposes. The Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- B. **Application** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

- C. **Commission Action** – The Planning Commission shall review the park plan as submitted and take action as required in Article III.

Section 1104 Final Plan Approval

- A. Upon completion of any modifications required by the Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- B. **Commission Review** – The Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within forty-five (45) days of receipt of complete information, the Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.
- C. **Filing** – Following approval, the developer shall file one (1) copy of the approved plan with the Clearfield County Recorder’s Office within ninety (90) days. Should the developer fail to file such plan within said period, the approval shall be null and void.

Section 1105 Design Requirements

- A. **Minimum Area of Tract or Park** – The minimum area of the Tract or Park shall be five (5) acres. The site shall be so located that soil conditions, groundwater level, drainage and topography shall not create hazards to the property, health or safety of the occupants or adjacent property owners.
- B. **Length of Residential Occupancy** – Parks shall be designed to serve the long-term placement of Manufactured Housing.
- C. **Individual Lots** – The planning and location of individual lots shall be guided by the following requirements:
 - 1. **Access** – Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
 - 2. **Size** – Each Mobile Home Lot shall have a minimum lot width of fifty (50) feet and a minimum of five thousand (5,000) square feet (0.115 acres) in area.
 - 3. **Yard Requirements**
 - a. Manufactured Housing shall be parked on each lot so that there will be a minimum of ten (10) feet between the Manufactured Housing, appurtenant structures, and any adjacent side or rear lot line.

- b. There shall be a minimum of twenty (20) feet between an individual Manufactured Housing, attached structure, and accessory structure, and the pavement of a park street or common parking area.
 - c. The setback from the right-of-way of any public street or highway shall be thirty-five (35) feet or comply with the local zoning ordinance (where applicable), whichever is more restrictive.
 - d. Manufactured Housing shall be located a minimum of twenty (20) feet from any common building or structure.
 - e. Secondary entranceways may utilize stoops, landings, patios, or awnings, which may extend a width of five (5) feet within the ten (10) foot yard requirements.
- 4. **Identification** – Each lot shall have a number placed on the lot in the form of a sign or directly on the Manufactured Housing. It shall be arranged in such a way so that it is visible from the road on which the Manufactured Housing or lot is fronting. Such lot numbering shall be approved by the County Emergency Management Department.
 - 5. **Skirting** – The plans shall specify that skirting shall be provided on all Manufactured Housing.
 - 6. **Drainage** – Drainage plans shall be submitted with the preliminary plan.

D. Mobile Home Stands

- 1. The location of each Mobile Home Stand shall be at such elevation, distance and angle in relation to the access street so that the removal of the Manufactured Home is practical.
- 2. The size of each Mobile Home Stand shall be suitable for the general market to be served by the individual park, be sufficient to fit the dimensions of Manufactured Housing anticipated, and sufficient to handle any appurtenant structures and appendages, including prefabricated “Florida rooms”, car ports and storage structures.
- 3. A one percent (1%) to five percent (5%) gradient longitudinal crown or cross gradient for surface drainage shall be provided.
- 4. Mobile Home Stands shall be concrete pads with subsurface drainage base and pad thickness as approved by the Municipal Engineer.

5. Each Mobile Home Stand shall provide adequate tie downs, able to withstand a wind pressure of fifteen (15) pounds per square foot on any exposed vertical surface. Both “over-the-top” and “frame tie downs” shall be required. The strapping for any “over-the-top” tie down shall be of four thousand seven hundred (4,700) tensile strength.
- E. **Internal Street System** – The internal street system in privately owned Mobile Home Parks shall be privately owned, constructed and maintained in accordance with the applicable sections set forth in Article VIII, Design Standards, and Article X, Construction Requirements, of the Clearfield County Subdivision and Land Development Regulations.
- F. **Street Widths at Access Points** – At points where general traffic enters or leaves the park, streets shall be thirty-five (35) feet in width within twenty (20) feet of the existing public street to permit free movement from or to the stream of traffic on the public street, and no parking shall be permitted which in any way interferes with such free movement.
- G. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least two (2) parking spaces for each Mobile Home Lot, located in adjacent parking bays. If no on-street parking is permitted, then one (1) parking space for each four (4) lots shall be provided. Required car parking spaces shall be located for convenient access to the Mobile Home Stands.
- H. **Recreation** – For a proposed park of fifteen (15) acres or more, at least five percent (5%) shall be reserved or dedicated for recreation purposes with appropriate location, dimensions and topographic characteristics which, in the judgment of the Planning Commission, lend themselves to recreational uses.

Section 1106 Utility and Fire Requirements

- A. **General** – In accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Protection, provisions for all sewerage disposal and treatment of water supply and such other information required by the Department of Environmental Protection shall be shown on plans submitted to and approved by the Department of Environmental Protection.
- B. **Electric** – All electrical facilities shall be installed and inspected according to the standards set forth in the latest edition of the national Electrical Code and the local Power Company regulations. All electrical facilities shall be inspected as required by the Commonwealth Electric Inspection, Middle Department Inspection Agency, Atlantic-Inland, Inc., or other inspection companies acceptable and approved by the Commonwealth of Pennsylvania.

C. **Fire –**

1. **General** – For the safety and welfare of the residents and future residents of the Mobile Home Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.
2. Fire Hydrants shall hereafter be required on any new Mobile Home park of ten (10) lots or more, where the extension of central water lines, whether public or private, are proposed for the Mobil Home Park development.
 - a. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Mobile Home Park is proposed to be located.
 - b. Spacing – Hydrant spacing shall be adequate to serve all lots within the Mobile Home Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. Where an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - c. Location – Hydrants shall be located within dedicated easements.
 - d. Design – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Mobile Home Park.
3. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - a. The Tank System – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - i. The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - ii. Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square covered by either a removable type lid or a hinged type lid.

- iii. Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least two (2) two and one-half (2 ½) inch outlets or equal.
- b. The Pond System – A water pond shall be located in such a way as to serve all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the fire chief of the municipality, to adequately serve all park lots.

In addition, a cyclone fence at a minimum height of six (6) feet with single strand barbed wire shall enclose the pond.

- D. **Exterior Lighting** – Adequate lights shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night. Lighting fixtures shall be no less than two-tenths (2/10) of a foot-candle power per pole. All exterior lighting shall be designed and installed in accordance with the standards of the Illuminating Engineering Society of America.