

ORDINANCE NO. 183

JACKSON TOWNSHIP, CAMBRIA COUNTY

**AN ORDINANCE OF THE TOWNSHIP OF JACKSON AMENDING THE TOWNSHIP SUBDIVISION ORDINANCE COMPREHENSIVELY TO ADD A NEW ARTICLE IV, REQUIRING PERMITS FOR MOBILE HOME PARKS AND ESTABLISHING MINIMUM CONDITIONS FOR THE OPERATION OF MOBILE HOME PARKS.**

**WHEREAS**, the Jackson Township Planning Commission has, in carrying out the provisions of the Jackson Township Subdivision and Land Development Ordinance, identified areas in the Ordinance requiring clarification or correction and other areas where new rules are required so as to better accomplish the purposes of the Ordinance; and

**WHEREAS**, after consultation with the Township Officials responsible for the administration of the Ordinance, the Jackson Township Planning Commission has identified the following Amendments to the Subdivision and Land Development Ordinance, which it requests be reviewed by the Cambria County Planning Commission and be made subject to public hearings and comment as provided for in the Municipalities Planning Code; and

**WHEREAS**, the Jackson Township Supervisors, hereby find the changes in the Ordinance listed below to be consistent with the goals and objectives for community development as defined in the new Jackson Township Comprehensive Plan; and

**WHEREAS**, the Jackson Township Supervisors, after consultation with the Township Planning Commission and Cambria County Planning Commission and after having received the benefit of public comment on the same at a public meeting held the 19th day of August, 2019, and a public hearing held on August 29, 2019, have determined that certain sections of the Jackson Township Subdivision and Land Development Ordinance should be amended to provide for orderly development, protection of property values, and to provide for the common good and safety of all Township residents.

**NOW THEREFORE, Be It Ordained and Enacted** that the Jackson Township Subdivision and Land Development Ordinance is hereby amended as follows:

**SECTION 1- AMENDING Article IV Relating to Mobile Home Parks**

The Jackson Township Subdivision and Land Development Ordinance, is hereby

amended Comprehensively to read:

Article IV, "Mobile Home Park Design Standards"

Township of Jackson Subdivision and Land Development Ordinance

**SECTION 401: General Requirements**

The general design standards and required improvements for mobile home parks shall conform to the provisions stated in Article II, Sections 213 and 223 as well as the provisions stated in this Article.

A. Individual Mobile Homes - Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home park permit, however, they shall be required to obtain a building permit as prescribed by the Building Permit Ordinance of the Township. Individual mobile homes shall comply with all other applicable Ordinances and regulations that govern single-family homes in this Township.

**SECTION 401.1. Application Procedures**

All applications for new mobile home park developments shall follow the procedures for submission of land developments found in Articles II and V.

**SECTION 401.2. Operation Permit**

A. Permits Required - It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the municipality unless he/she holds a valid permit issued by the Municipality. Operators of mobile home parks shall obtain permits on an annual basis, no later than October 1<sup>st</sup> of each year.

B. Application to the Township - A copy of any applications filed with the Department of Environmental Protection in connection with the mobile home park shall be concurrently filed with the Supervisors.

C. Renewal Permits - Renewal permits shall be issued by the Supervisors upon proof furnished by the applicant that the mobile home park continues to meet the standards prescribed by and this Article. A representative of the Supervisors may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Article. The permit shall be conspicuously posted, in the office or on the premises of the mobile home park at all times.



D. Compliance of Existing Mobile Home Parks - Mobile home parks in existence at the date of adoption of this Ordinance shall either submit an application as provided for in subpart C, directly above, within 60 days of the effective date of this Ordinance. Or, in instances where compliance requires improvements, shall submit a reasonably prompt schedule listing milestones and tasks to be accomplished in order to meet the requirements of this Ordinance. Mobile home parks, as a part of their application, shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit. Any subsequent new construction, alteration or extension of an existing mobile home park shall require submission of a new plan. Any mobile home park which at any time, in the opinion of the Supervisors creates a nuisance, fire or health hazard shall be required to submit a remediation plan within a reasonable period of time following notice. Such reasonable time shall be within the sound discretion of the Township Supervisors.

### **SECTION 401.3. Fees**

The Supervisors shall set a fee for Mobile Home Park Operating Permits from time to time, such fee shall be in addition to a charge to reimburse the Township for all professional review costs necessary to evaluate the application, the recovery of which is authorized by law.

### **SECTION 401.4. Contents of Application**

A. Five copies of the application for the mobile home park permit shall be filed with the Township Secretary. The application shall be in writing, signed by the Owner and shall include the following:

1. The name and address of the Owner.
2. The location and legal description of the mobile home park.
3. A complete plan of the park in conformity with the requirements of this Article.
4. Plans and Specifications of buildings, improvements and facilities constructed or to be constructed within the mobile home park.
5. Such further information as may be requested by the Supervisors and/or the Planning Commission to enable it to determine if the proposed park will comply with legal requirements.

B. Whenever a designated flood plain is involved, the appropriate application, fee, and plan shall be submitted to the Department of Community and Economic Development

for its review under the Provisions of the PA Flood Plain Management Act.

C. The Township will review the application following the procedures set forth in Sections 3.4 and 3.6.

D. Upon favorable review of the application by DCED and the Township, and upon being furnished a copy of the certificate of registration issued by the Department of Environmental Protection to the Owner, and payment of the fee prescribed herein, said Supervisors shall issue a mobile home park permit to the Owner which shall be valid for a period of one (1) year thereafter.

E. The plan of a proposed Mobile Home Park shall be clearly and legibly drawn to a scale of not less than one (1) inch to fifty (50) feet and not more than one (1) inch to one hundred (100) feet.

F. Mobile home park plans shall be prepared by a registered surveyor or engineer, landscape architect, land planner or other similarly qualified person. Property surveys shall be performed only by a licensed surveyor. Utility and construction designs shall be performed only by a registered engineer.

G. The plan shall show:

1. Name of the proposed mobile home park.
2. North point, graphic scale and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision, if any.
3. Name of record owner and developer.
4. Name and address of registered surveyor or engineer, landscape architect, land planner or other similarly qualified person responsible for the plan.
5. Names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.
6. A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one thousand (1,000) feet of any part of the property.
7. Total tract boundaries of the property being plotted showing bearings and distances, and a statement of total acreage of the property.



8. All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, water courses, and significant man-made or natural features within the proposed mobile home park and within fifty (50) feet from the boundaries of the proposed mobile home park.
9. All existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed mobile home park.
10. Location and elevation of the datum to which contour elevations refer; where reasonably practical, datum used shall be a known, established benchmark.
11. The number, location and size of each mobile home lot referenced to a schedule giving the size of the mobile home unit proposed for each lot.
12. Contour lines of existing and proposed finished grades at vertical intervals of two (2) feet.
13. Profiles of natural and finished grades of access and collector streets shall be given to the scale of 1 inch to 10 feet horizontal and 1 inch to 1 foot vertical.
14. Designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Department of Environmental Protection and PennDOT.
15. The location and datum levels of water and sewer lines and riser pipes.
16. Plans and specifications of the water supply and refuse and sewage disposal facilities.
17. Plans and specifications of buildings constructed or to be constructed within the mobile home park.
18. The location and details of lighting and electrical systems.

#### **SECTION 402: Site Location**

Mobile home parks shall be located on well-drained lands free of natural or manmade hazards. Mobile home parks shall be laid out with due consideration to natural features. No development shall occur on the floodway, wetlands or steep slope areas. Natural drainage ways shall in no way be impaired by development.

### **SECTION 403: Use Regulations**

The uses allowed in a mobile home park shall be as specified in the Jackson Township Zoning Ordinance.

**SECTION 403.1.** Lot usage agreements shall contain provisions for the orderly operation of the park and minimizing person to person interference. Such rules shall be submitted to the Township with the application for renewal of operations permit.

### **SECTION 403.2. Solid Waste Disposal System**

A. The storage, collection and disposal of refuse in every mobile home park shall be the responsibility of the mobile home park owner and shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

B. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

C. Refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

D. The burning upon the premises of any paper, boxes, garbage, leaves or other disposal material is prohibited.

E. Refuse containing garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

### **SECTION 403.3. Fire Protection**

A. Mobile home parks and each lot shall be kept free of litter, rubbish and other flammable materials.

B. Portable fire extinguishers rated for classes B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factory Mutual Rating shall not be less than 6.

C. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.

#### **SECTION 403.4. Insect and Rodent Control**

A. 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 Department of Environmental Protection.

B. The Community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

C. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground during construction periods, after which all such materials shall be removed from open areas of the park.

D. Where the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

E. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

#### **SECTION 404. Placement of Mobile Homes**

Each mobile home shall meet all requirements of the Uniform Construction Code.

#### **SECTION 405. Size of Park**

The minimum size requirement for a mobile home park shall be ten (10) acres.

#### **SECTION 406. Density**

The maximum number of dwelling units permitted in a mobile home park shall be



calculated on the net area by deducting non-building and constrained land from the total site area.

## **SECTION 407. Clustering**

The clustering of mobile home lots or sites is encouraged to provide for conservation of open space, protect environmentally sensitive areas and to provide for efficient development of streets and utilities. In order to approve any cluster plan, the Township of Jackson shall apply the following test:

A. The number of mobile home lots times five thousand (5,000), plus the area of common open space in square feet, shall equal at least the minimum lot standard as identified in the Township of Jackson Zoning Ordinance for each proposed mobile home lot.

## **SECTION 408. Specific Design Standards**

### **SECTION 408.1. Site Improvements and Design**

Minimum site improvements for all mobile home parks shall include, but shall not be limited to, the following:

A. Minimum Mobile Home Lot – No mobile home lot shall be less than five thousand (5,000) square feet. However, the lot shall be large enough to meet yard and parking requirements. Mobile home lots shall not be located in environmentally sensitive areas as defined in this Ordinance. Each mobile home lot shall contain a mobile home stand, which shall be improved with concrete columns or slab to provide an adequate foundation for the placement of a mobile home, securing the structure against uplift, sliding or rotation. Each mobile home shall be provided with and maintain skirting of durable material entirely enclosing the area beneath the mobile home.

B. Streets – All mobile home park streets shall be designed to serve only the residents of the mobile home park. Each mobile home site shall be accessible from a street. Access shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on streets within the park.

1. All streets shall be constructed with a base of at least eight (8) inches of compacted stone meeting PennDOT specifications and paved with bituminous material (asphalt consisting of four (4) inches of a bituminous asphalt material and one and one-half (1.5) inches of bituminous topcoat.



2. All streets within any mobile home park shall have a paved width of not less than twelve (12) feet for one-way and twenty-two feet for two-way. Street width shall be increased by six (6) feet if on-street parking is permitted. All streets shall be kept free of debris or other obstructions to provide clear access for fire, police or other emergency access. If streets are proposed for dedication, a minimum right-of-way of forty (40) feet shall be required.

3. A minimum of two (2) off-street parking spaces shall be provided in all mobile home parks for the use of park residents and their guests. Parking shall be located convenient to each mobile home and in no case be located more than two hundred (200) feet from the use it is intended to serve. The number and design of parking spaces shall be in accordance with the Township of Jackson Zoning Ordinance.

C. Yard Requirements – Mobile homes shall be placed off center on the lot so as to provide a larger useable open yard space and outdoor living area on one side of the unit. No structure or mobile home shall be located at less than the following:

- a. Fifty (50) feet from any perimeter lot line.
- b. Twenty (20) feet from any park street.
- c. Twenty (20) feet from any mobile home.
- d. Five (5) feet from any interior lot line.

D. Common Open Space – Portions of the mobile home park not developed into mobile home lots, streets, recreation areas or service buildings shall be designated as common open space. All mobile home parks shall provide not less than ten percent (10%) of the total land area for common open space purposes. Such lands shall be improved whereby the same will be accessible to all families residing within said tract and whereby such open space may be used for recreational purposes. Environmentally sensitive areas may either be included within individual mobile home lots or deeded separately with appropriate deed restrictions barring future development. A maintenance and ownership agreement shall be prepared and recorded with the Cambria County Recorder of Deeds for all proposed common open space areas and buffer areas.

E. Utility Improvements – All mobile home parks shall provide to each lot both a continuing supply of safe and potable water as approved by the Department of Environmental Protection (DEP) and a connection to a sanitary sewage disposal facility as approve by the local sewage enforcement agency. Electric, telephone and centralized television cable service shall also be provided and shall be buried.

F. Other Site Improvements – Each mobile home park shall provide garbage and trash collection and disposal facilities as approved by the Township of Jackson, an adequate park street lighting system, and such other improvements or services as may

be required in the best interest of the public's health, safety and general welfare.

G. Screening – All mobile home parks shall be bounded by a buffer area with a minimum of ten (10) feet in depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. Buffer areas shall be landscaped and consist of at least forty (40%) percent evergreens. All landscaping shall be at least six (6) feet in height at the time of planting.

H. Drainage – Storm drainage from roofs and paved areas shall be channeled to natural drainage courses and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed by the Township engineer and/or in any Township Stormwater Management Ordinance.

I. Sidewalks – All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of ID-2 bituminous concrete or Portland cement concrete to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.

J. Street Signs – Stop and street identification signs shall be provided for all streets at every intersection in the mobile home park.

K. House Numbers - All mobile homes shall be provided with clear legible house numbers meeting the requirements of Cambria County Ordinance No. 194-01 Article IV, as amended, relating to house numbering.

L. Site Drainage Requirements - The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner. 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 Department of Environmental Protection. No water from any plumbing fixture or sanitary sewer line shall be deposited upon the ground surface in any part of a mobile home park.

M. Soil and Ground Cover Requirements - 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. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

N. The limits of each lot shall be marked on the ground by suitable means. Location of



lot limits on the ground shall be the same as shown on accepted plans. The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchor or tie downs if provided, such as cast-in-place concrete "dead men," eyelets imbedded in concrete, screw augers or arrowhead anchors shall be placed at each corner of the stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds. Improved driveways shall be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be 10 feet. The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot. Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous locations such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle.

O. Community Sanitary Facilities - Every mobile home park shall be provided with the following emergency sanitary facilities: for each 100 lots, or fractional part thereof, there shall be one flush toilet and one lavatory. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.

P. Permanent Buildings - 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 material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

Rooms containing sanitary or laundry facilities shall:

1. 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, non-absorbent, waterproof material or covered with moisture resistant material.
2. 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 percent of the floor area served by them.
3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
4. 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.
5. Illumination levels shall be maintained as follows:

- a. General seeing tasks - five footcandles;
- b. Laundry room work area - 40 footcandles;
- c. Toilet room, in front of mirrors - 40 footcandles;

6. 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.

**ENACTED AND ORDAINED** the \_\_\_\_\_ day of \_\_\_\_\_, 2019, effective in five days.

**JACKSON TOWNSHIP SUPERVISORS**

\_\_\_\_\_  
Bruce A. Baker, Chairman

\_\_\_\_\_  
John A. Wallet, Supervisor

\_\_\_\_\_  
Eric W. Dreikorn, Supervisor

ATTEST:

\_\_\_\_\_  
David M. Hirko, Secretary

(Seal)