

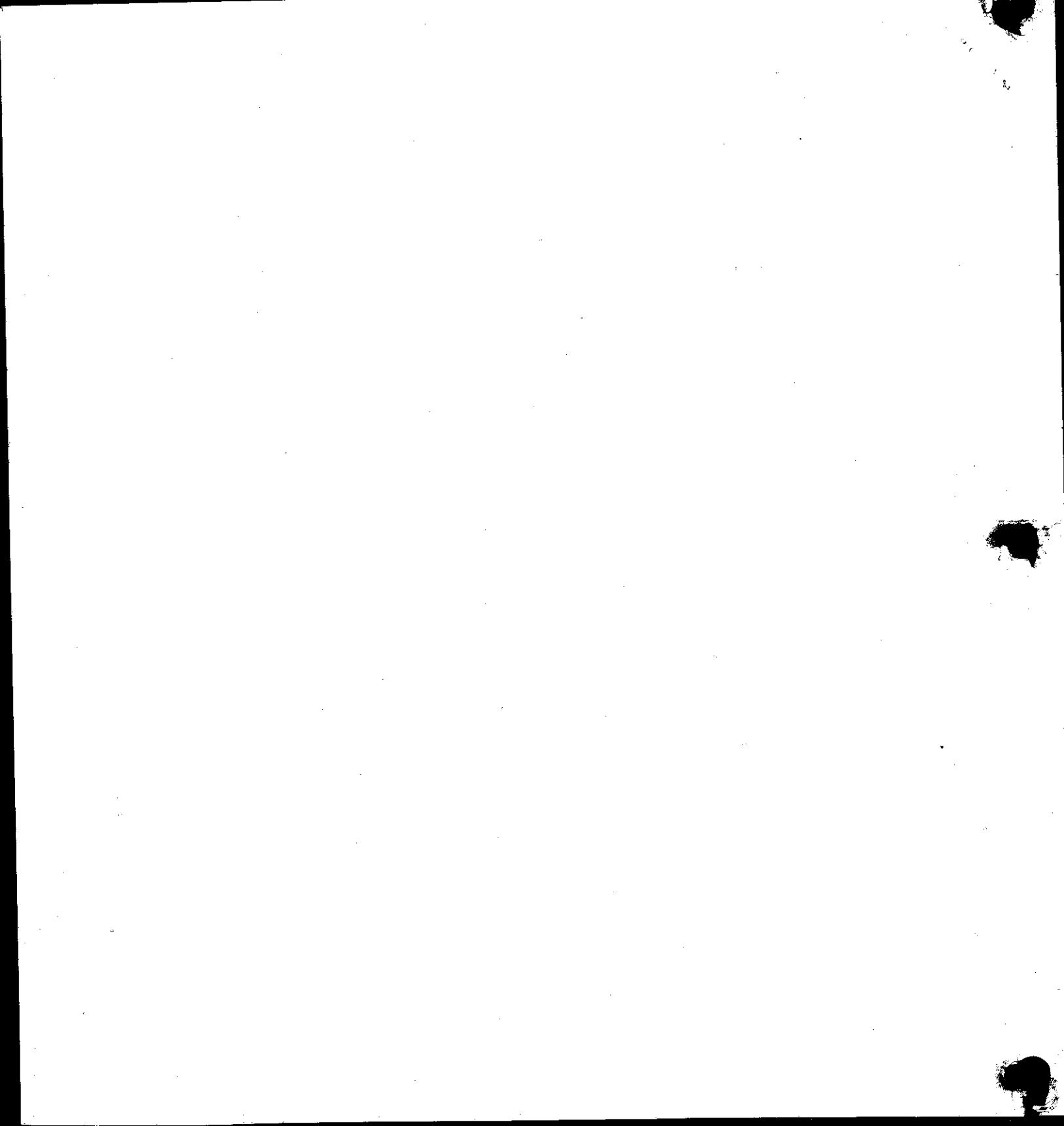
ORDINANCE 24

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

Be it, therefore, ordained by the Supervisors of West Caln Township as follows:

SECTION 1: DEFINITIONS

- A. Inspector: A legally designated administrative officer of West Caln Township or his authorized representative.
- B. Permit: A written permit issued by the inspector permitting the mobile home park to operate under this ordinance and regulations promulgated thereunder.
- C. Mobile Home Park: Any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.
- D. Mobile Home: Any portable structure capable of being conveyed upon the public highways so designed or constructed as to permit occupancy for dwelling or sleeping purposes.
- E. Dependent Mobile Home: A mobile home that is not equipped with flush toilet and a bath or shower.
- F. Independent Mobile Home: A mobile home which has a flush toilet and a bath or shower.
- G. Mobile Home Space: A plot of ground within a mobile home park, upon which a mobile home is to be placed.
- H. Person: Includes any individual, firm, partnership, corporation, company, or association and also includes the lessees, licensees, and agents of each of them.
- I. Service Building: A building housing toilet and bathing facilities for men and women with laundry facilities and such other facilities as may be required by this Ordinance.



It shall be unlawful for any person to construct, maintain or operate any mobile home park within the limits of West Caln Township unless he holds a valid permit issued annually by the inspector in the name of such person for the specific mobile home park. All applications for permits shall be made to the inspector, who shall issue a permit upon compliance by the applicant with provisions of this Ordinance and of any regulations adopted pursuant thereto, and of any other applicable legal, requirements. No permit shall be transferable. Every person holding such a permit shall give notice in writing to the inspection officer within twenty-four hours of any sale or transfer of a mobile home park.

After the effective date of this Ordinance, no mobile home park shall be extended in area or increased in the number of mobile homes in an existing park, nor shall any new mobile home park be established without there first having been made available a public water system and a public sewage disposal system sufficient to provide water and sewage to all such mobile homes,

SECTION 3 APPLICATION FOR ORIGINAL PERMITS

(A) Application for original permits shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the application and shall contain the following:

- (1) The name and address of the applicant;
- (2) The interest of the applicant and the location and legal description of the mobile home park;
- (3) A complete plan of the mobile home park, showing compliance with all applicable provisions of this Ordinance and regulations promulgated thereunder;
- (4) Such further information as may be requested by the inspector to enable him to determine that the proposed mobile home park will comply with legal requirements;
- (5) An application fee of \$100.00.

SECTION 4: APPLICATION FOR RENEWAL OF PERMITS

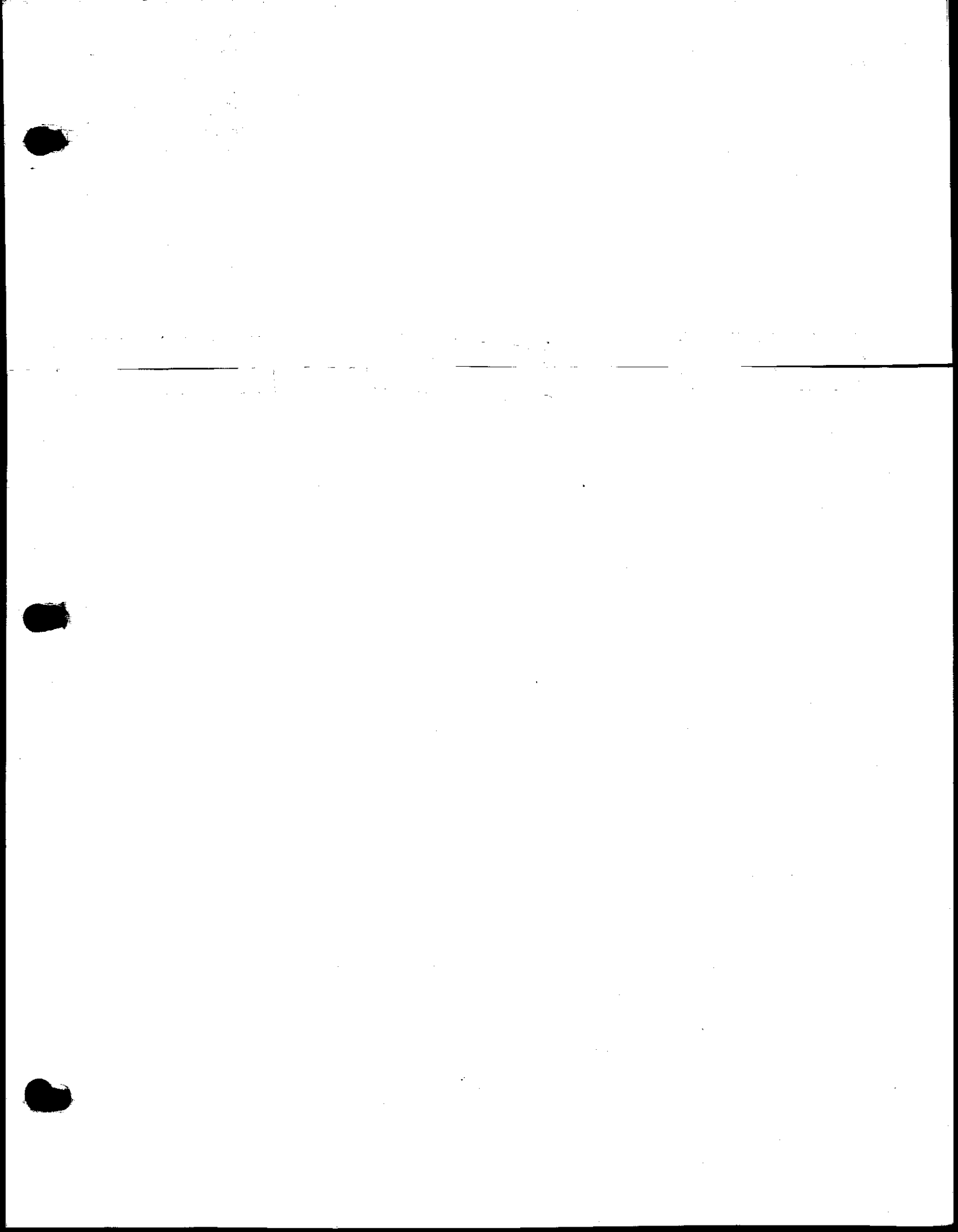
Applications for renewals of permits shall be made in writing by the holder of this permit, and shall contain the following:

- (1) Any change in the information submitted since the time of the original permit was issued or the latest renewal granted;
- (2) Such other information as the inspector may require.
- (3) An application fee of \$100.00.

SECTION 5: CONTENTS OF PLANS

A complete plan, for the purpose of obtaining a permit to be issued by the inspector shall show:

- (a) The area and dimensions of the tract of land;
- (b) The number, location and size of all mobile home spaces;
- (c) The location and width of roadways and walkways;
- (d) The location of service buildings and any other proposed structures;
- (e) The location of water and sewer lines; and
- (f) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park.



- (g) The names of abutting property owners.
- (h) Proof of ownership, option, or valid lease.

SECTION 6: HEARING UPON DENIAL

Any person whose application for a permit under this Ordinance has been denied any request and shall be granted a hearing on the matter before the Board of Supervisors of West Caln Township, and under the procedure provided by Section 10 of this Ordinance.

SECTION 7: NOTICE OF VIOLATIONS, SUSPENSION OF PERMIT

Whenever, upon inspection of any mobile home park, the inspector finds that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, the inspector shall give notice in writing in accordance with

Section 10 to the person to whom the permit was issued that unless such conditions or practices are corrected within a reasonable period of time specified in the notice by the inspector, the permit, shall be suspended. At the end of such period, the inspector shall reinspect such mobile home park and, if such conditions or practices have not been corrected, he shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued. Upon receipt of notice of suspension, such person shall cease operation of such mobile home park except as provided in Section 11.

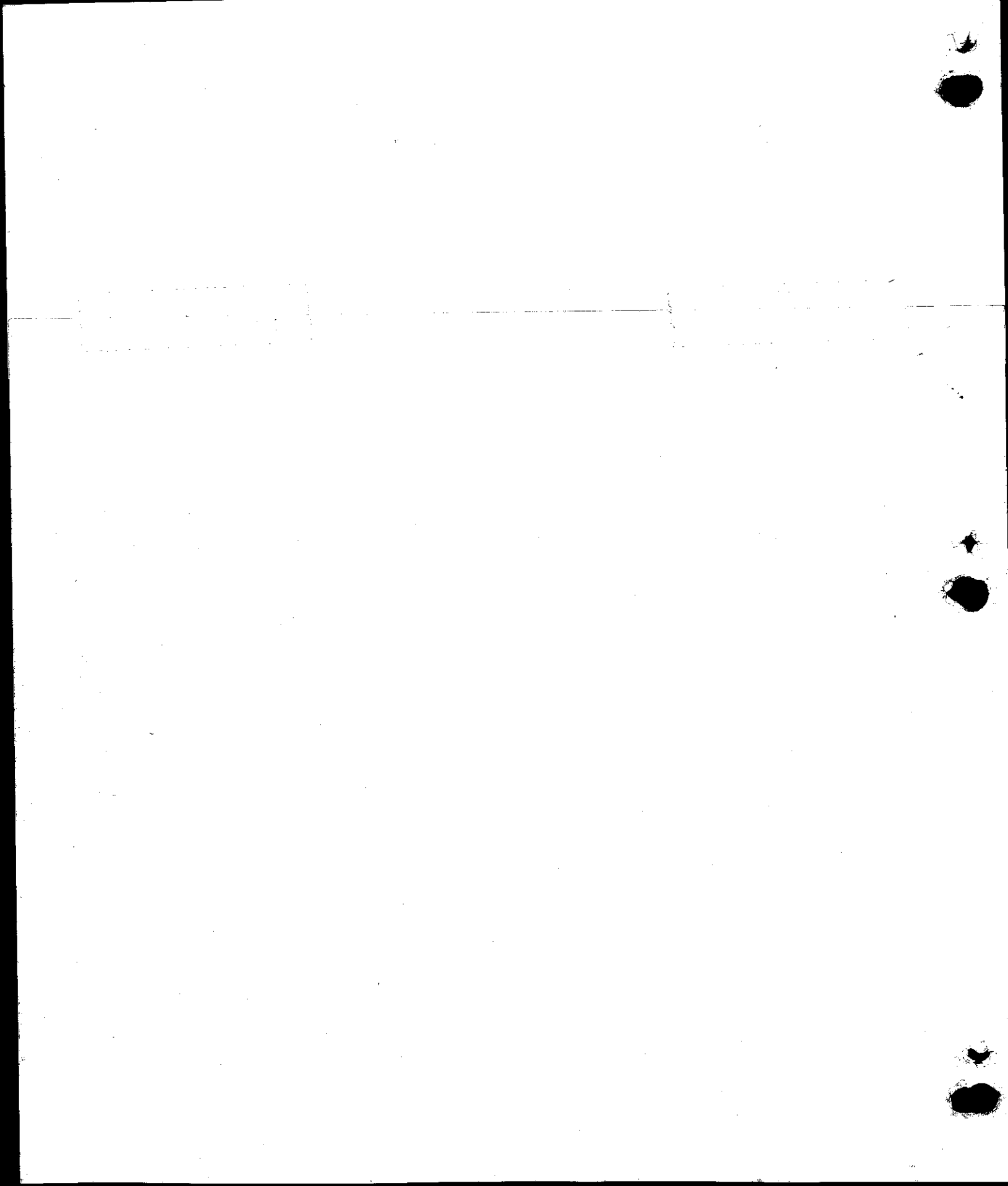
SECTION 8: HEARING UPON SUSPENSION

Any person whose permit has been suspended, or who has received notice from the inspector that his permit will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Board of Supervisors under the procedure provided by Section 11 of this Ordinance. Provided, that when no petition for such hearing shall have been filed within 10 days following the day on which notice of suspension was served, such permit shall be deemed to have been automatically revoked at the expiration of such ten-day period.

SECTION 9: INSPECTION OF MOBILE HOME PARKS

The inspector is hereby authorized and directed to make inspections to determine the condition of mobile home parks located within the Township so that he may perform his duty of safeguarding the health and safety of occupants of mobile home parks and of the general public. The inspector 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 or of regulations promulgated thereunder.

The inspector shall have the power to inspect the register containing a record of all mobile homes and occupants using the mobile home park.



SECTION 10: NOTICES

Whenever the inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, he shall give notice of such alleged violation to the person to whom the permit was issued, as hereinafter provided:

Such notice shall:

- (a) Be in writing;
- (b) Include a statement of the reasons for its issuance;
- (c) Allow a reasonable time for the performance of any act it requires;
- (d) Be served upon the owner or his agent as the case may require;

Provided; That such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address; or when he has been served with such notice by any other method authorized or required by the laws of this Commonwealth;

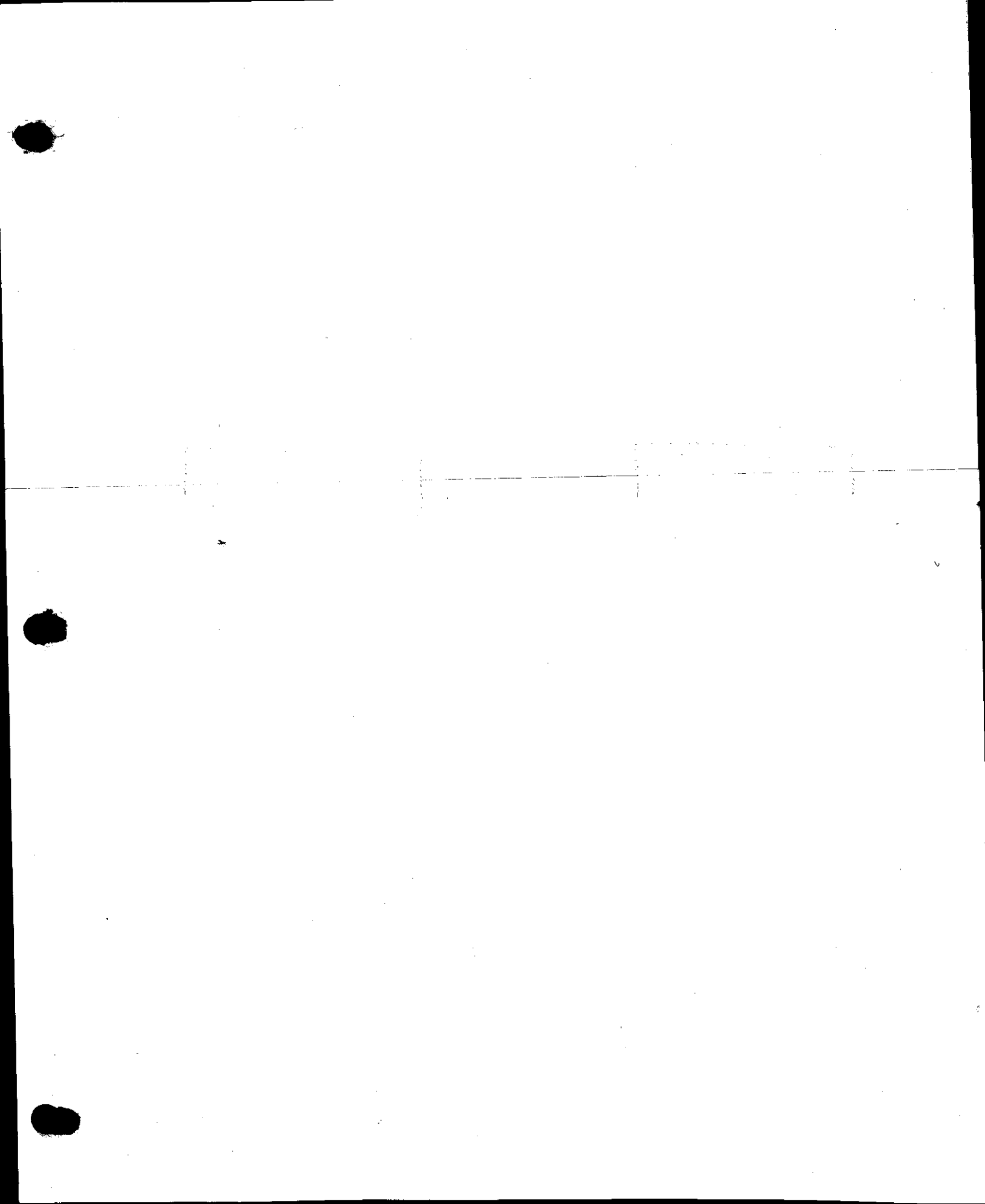
- (e) Contain an outline of remedial action, which, if taken, will effect compliance with the provisions of this Ordinance and with regulations adopted pursuant thereto.

SECTION 11: HEARINGS

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Board of Supervisors, provided, that such person shall file in the office of the inspector a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Section 14. Upon receipt of such petition, the Board of Supervisors shall set a time and place for such hearing, and shall give the petitioner written notice thereof. The hearing shall be commenced not later than ten days after the day on which the petition was filed: Provided, that upon application of the petitioner, the Board of Supervisors may postpone the date of the hearing for a reasonable time beyond such ten-day period when in his judgement the petitioner has submitted good and sufficient reasons for such postponement.

SECTION 12: ORDERS

After hearing, the Board of Supervisors shall make findings as to compliance with the provisions of this Ordinance and regulations issued thereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice. Upon a failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked.



SECTION 13: PUBLIC RECORD, APPEALS

The proceedings at such a hearing, including the findings and decision of the Board of Supervisors, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the Township Secretary but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the Board of Supervisors may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of the Commonwealth.

SECTION 14: EMERGENCY ORDERS

Whenever the inspector finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of the permit. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Board of Supervisors, shall be afforded a hearing as soon as possible. The provisions of Sections 10 to 13 shall be applicable to such hearing and the order issued thereafter.

SECTION 15: ADOPTION OF REGULATIONS

The Board of Supervisors is hereby authorized to make and, after public hearing, to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this ordinance. Such regulations shall have the same force and affect as the provisions of this Ordinance, and the penalty for violation of the provisions thereof shall be the same as the penalty for violation of the provisions of this Ordinance, as hereinafter provided.

SECTION 16: LOCATION

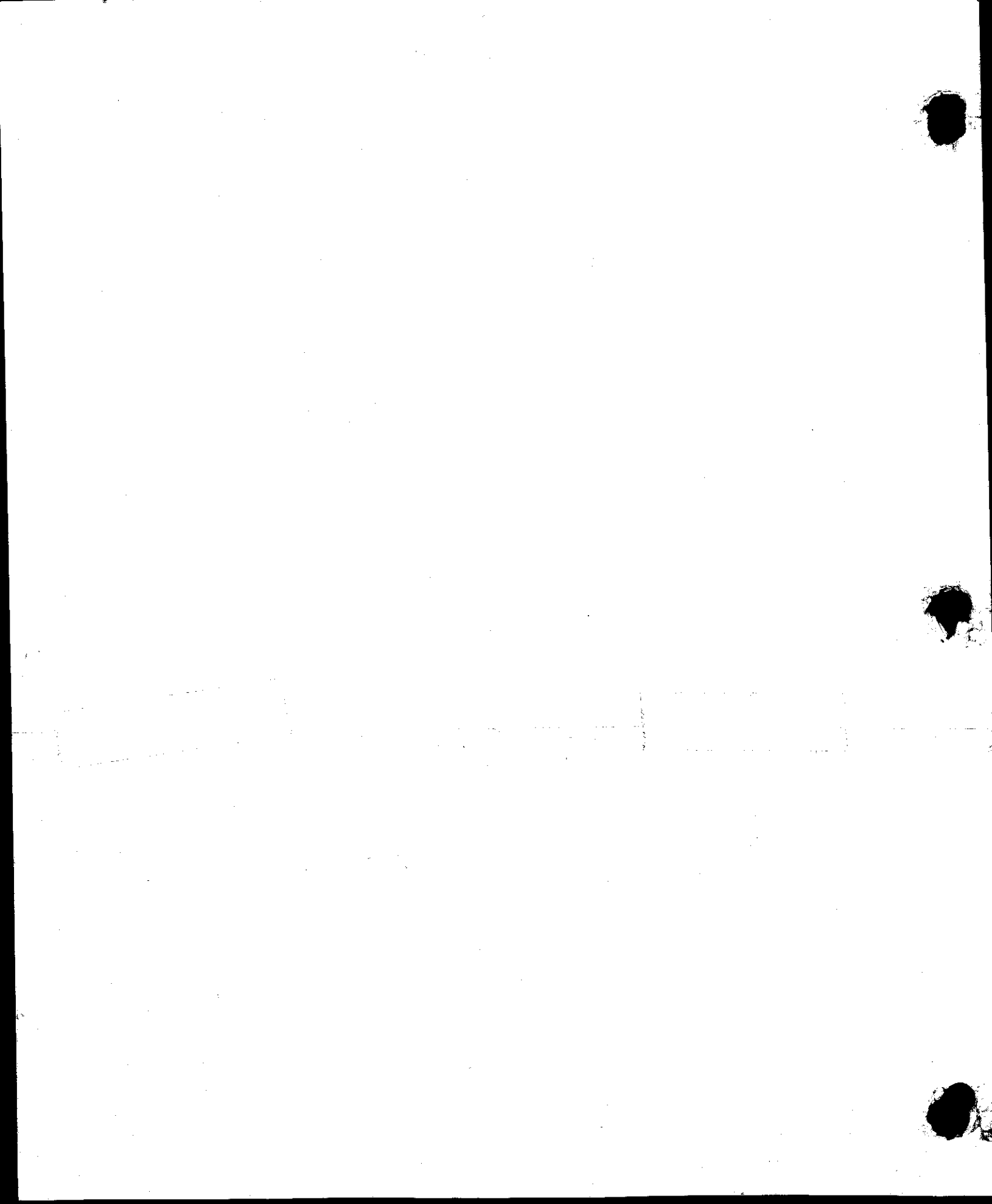
The mobile home park shall be located on a well drained site, and shall be so located that its drainage will not endanger any water supply. All such mobile home parks shall be in areas free from marshes, swamps, or other potential breeding places for insects or rodents.

SECTION 17: SPACE

A. The area of the mobile home park shall be large enough to accommodate:

- (a) The designated number of mobile home spaces;
- (b) Necessary streets and roadways;
- (c) Parking areas for motor vehicles.

B. Each independent mobile home space shall contain a minimum of 20,000 square feet, and shall be at least 60 feet wide. Each dependent mobile home space shall contain not less than 4,000 square feet and shall be at least 40 feet wide.



C. Every mobile home space shall abut on a driveway or other clear area with unobstructed access to a public street.

Mobile homes shall be parked in such spaces so that there will be a minimum of 20 feet between mobile homes and so that no mobile home will be less than 25 feet from the exterior boundary of the mobile home park.

D. It shall be unlawful to locate a mobile home less than 40 feet from any public street or highway, or so that any part of such mobile home will obstruct any roadway or walkway in a mobile home park.

E. It shall be unlawful to allow any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home space.

SECTION 18: ROADS

Paved access roads shall be provided to each mobile home space. Each access road shall provide for continuous forward movement, shall connect with a street or highway, and shall have a minimum width of 20 feet.

SECTION 19: PARKING

Areas shall be provided for the parking of motor vehicles. Such areas shall accommodate at least the number of vehicles equal to the number of mobile home spaces provided.

SECTION 20: CLOTHES DRYING

Outside drying spaces, or other clothes drying facilities shall be provided. When central outdoor clothes-drying space is provided, a minimum of 2500 square feet per 100 mobile home spaces shall be furnished. Outdoor clothes drying facilities may be installed on the individual mobile home space as a part of the basic facilities.

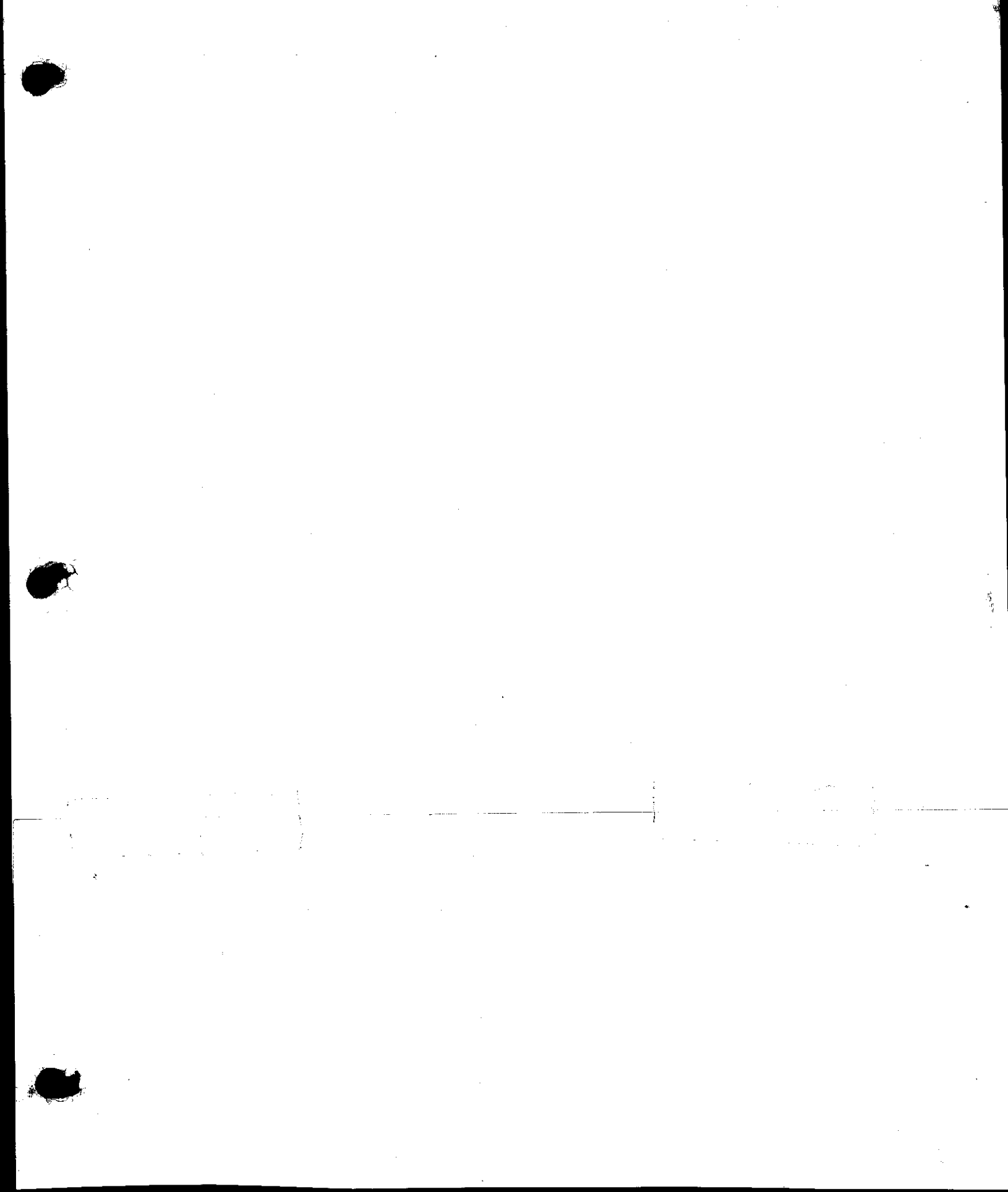
SECTION 21: RECREATION AREAS

Recreation on open areas shall be provided, a minimum of one acre per 25 mobile homes shall be set aside by the owner and shall not be occupied by a mobile home, or mobile home space, either temporarily or permanently.

SECTION 22: SERVICE BUILDINGS

A. Every mobile home park that accommodates dependent mobile homes shall provide in a service building not less than the following facilities:

(1) For not more than 20 dependent mobile homes: one laundry tray; two water closets, one lavatory and one shower or bathtub for females; one water closet, one urinal, one lavatory and one shower or bathtub for males; and one slop-water closet, consisting of at least one flush-type toilet bowl receptacle for emptying containers of human excretia with an adequate supply of hot and cold water for cleaning such containers, which shall be a separate room of a service building with a single direct opening to the outside.



(2) For more than 20 dependent mobile homes; the following additional fixtures shall be provided: one lavatory and one shower or bathtub for each sex for every additional 20 dependent mobile homes or fraction thereof; one water closet for females for every additional 20 dependent mobile homes or fraction thereof; one water closet for males for every additional 20 dependent mobile homes or fraction thereof; provided that urinals may be substituted for not more than one-third of the additional water closets required under this paragraph.

B. Dependent mobile homes shall not be more than a reasonable distance from a service building, but shall be no further than 200 feet from such building nor less than 25 feet from a service building.

SECTION 23: CONSTRUCTION OF SERVICE BUILDINGS

Service buildings shall be constructed so they shall:

- (1) Be of permanent construction, and be adequately lighted;
- (2) Be of moisture-resistant material, to permit frequent washing and cleaning;
- (3) Have adequate heating facilities to maintain a temperature of 70°F. during cold weather, and to supply adequate hot water during time of peak demands;
- (4) Have all rooms well ventilated, with all openings effectively screened;
- (5) Provide separate compartments for each bathtub or shower and water closet, and a sound resistant wall to separate male and female toilet facilities.

SECTION 24: LAUNDRY FACILITIES

(a) Laundry facilities shall be provided in the ratio of one laundry unit to every 30 mobile home spaces and shall be in a separate sound-proof room of a service building or in a separate building.

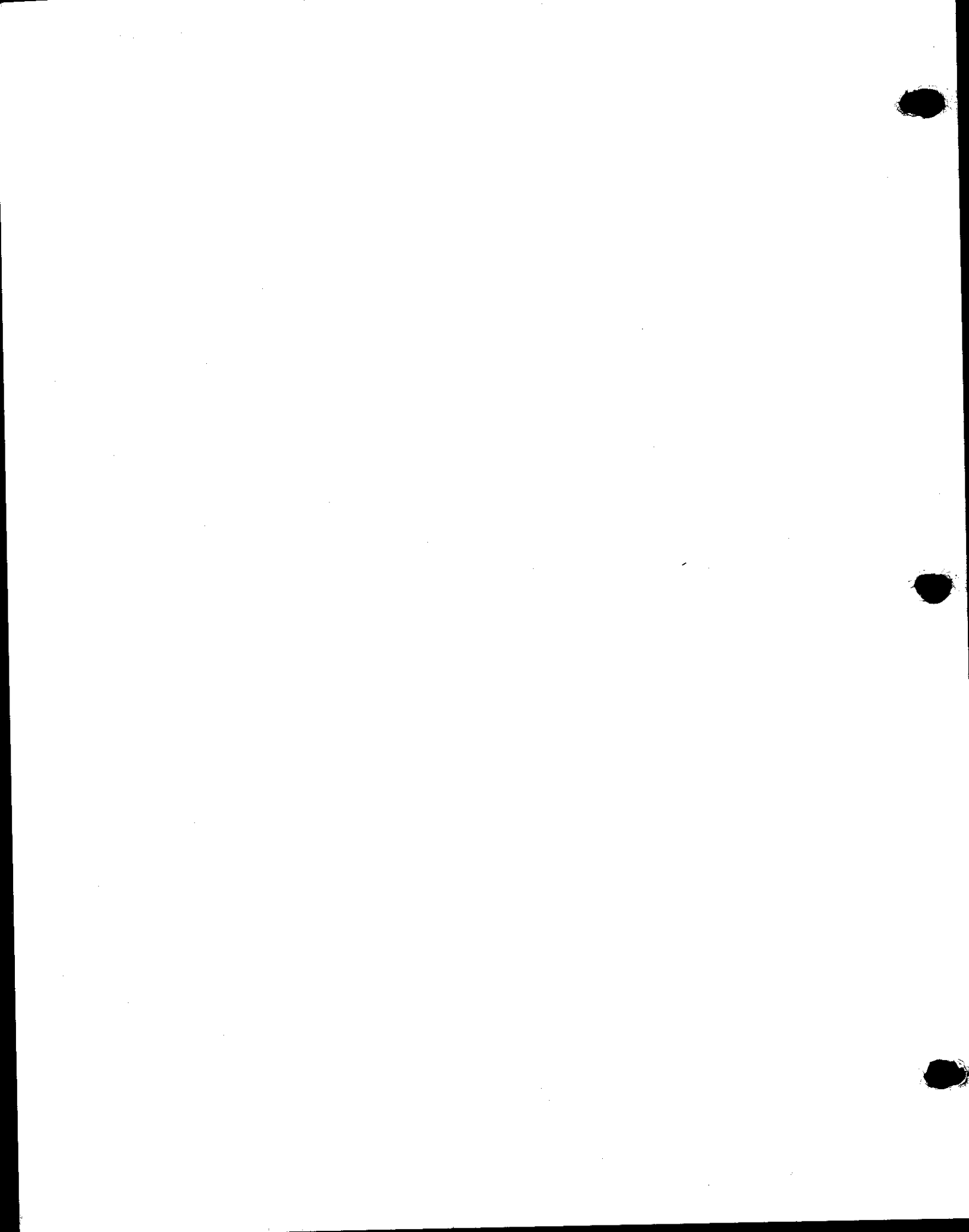
(b) A laundry unit shall consist of not less than one laundry tray and one clothes washing machine.

SECTION 25: WATER SUPPLY

An accessible, adequate, safe, and potable supply of water shall be provided in each mobile home park. Where a public supply of water is available, connection shall be made thereto and its supply shall be used exclusively. If no public water supply is available, the development and construction of an independent supply should be undertaken. The independent supply must be approved by the Board of Supervisors.

There shall be made available to every mobile home space a connection to the water supply by a system of pipes. All water piping shall be constructed and maintained in accordance with State and local law; the water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against backflow or siphonage.

The water system of the mobile home park shall provide water under pressure at the connection to the mobile home.



Individual water-service connections which are provided for direct use by mobile homes shall be so constructed that they will not be damaged by the parking of such mobile homes.

Every well shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply. A minimum distance of 150 feet shall be maintained between the water supply and any cesspool. A minimum distance of 100 feet shall be maintained between the water supply and any other possible source of contamination, except that sewers or pipes through which sewage may back up shall be located at least 50 feet from any well or water-section pipeline. Where such sewers or pipes are specially constructed to provide adequate safeguards, and when specifically authorized by the inspector such sewers or pipes through which sewage may back up may be closer than 50 feet, but not less than 30 feet from a well.

No pumps or appurtenances for the proper function of the water system shall be located 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. The floor of rooms above ground shall be at least six inches above the ground surface. All floors shall be watertight, and sloped from the pump pedestal to the drain. The pedestal shall be not less than 12 inches above the floor.

All water storage reservoirs shall be watertight, and constructed of impervious material; all overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not connect to any pipe in which sewage or polluted water may back up.

Underground stop and waste cocks shall not be installed on any connection.

SECTION 26: SEWAGE DISPOSAL

All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations.

Each independent mobile home space shall be provided with at least a 3-inch sewer connection. The sewer connection shall be provided with suitable fittings, so that a watertight connection can be made between the mobile home drain and the sewer connection and that no public health hazard is created. Individual mobile home connections shall be so constructed that they can be capped when not in use so as to prevent the escape of odors and gases.

Sewer lines shall be constructed in accordance with plans approved by the inspector and in accordance with the recommendations of such inspector. All sewer lines shall be adequately vented, and shall be laid with sufficient earth cover to prevent breakage from traffic.

Where the sewer lines of the mobile home park are not connected to a public sewer, a method of sewage disposal approved by the inspector shall be provided. The design of such sewage-treatment facilities shall be based on the maximum capacity of the mobile home park. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the appropriate State authority and the local health officer. The disposal facilities shall be located where they will not create a nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property.

Storm water drainage must also be provided.



SECTION 27: REFUSE DISPOSAL

The storage, collection, and disposal of refuse in the mobile home park shall be so conducted to avoid health hazards. Health hazards include those areas that will harbor rodents, the breeding of insects, create the likelihood of fire or pollute the air.

All refuse shall be stored in flytight, watertight, rodent-proof containers. The containers shall be located at reasonable distances from all mobile home spaces. Containers shall be provided in sufficient number and with sufficient capacity to contain all refuse until disposed of.

Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse by sanitary and safe means, and with the approval of the local health authority.

SECTION 28: ELECTRICITY

An electrical outlet supplying at least 115 volts shall be provided for each mobile home space. The installation shall comply with all applicable State and local electrical codes and ordinances. Such electrical outlets shall be grounded and weatherproof. No main power supply line shall be permitted to be on the ground, or to be suspended less than 18 feet above the ground.

SECTION 29: FUEL

Outside fuel storage tanks and cylinders shall be connected to mobile homes by copper or other acceptable tubing. The tubing is to be installed securely and permanently. Fuel tanks and cylinders are not to be located inside the mobile home or beneath it. Also, such tanks and cylinders are to be located five (5) feet or more from mobile home exits.

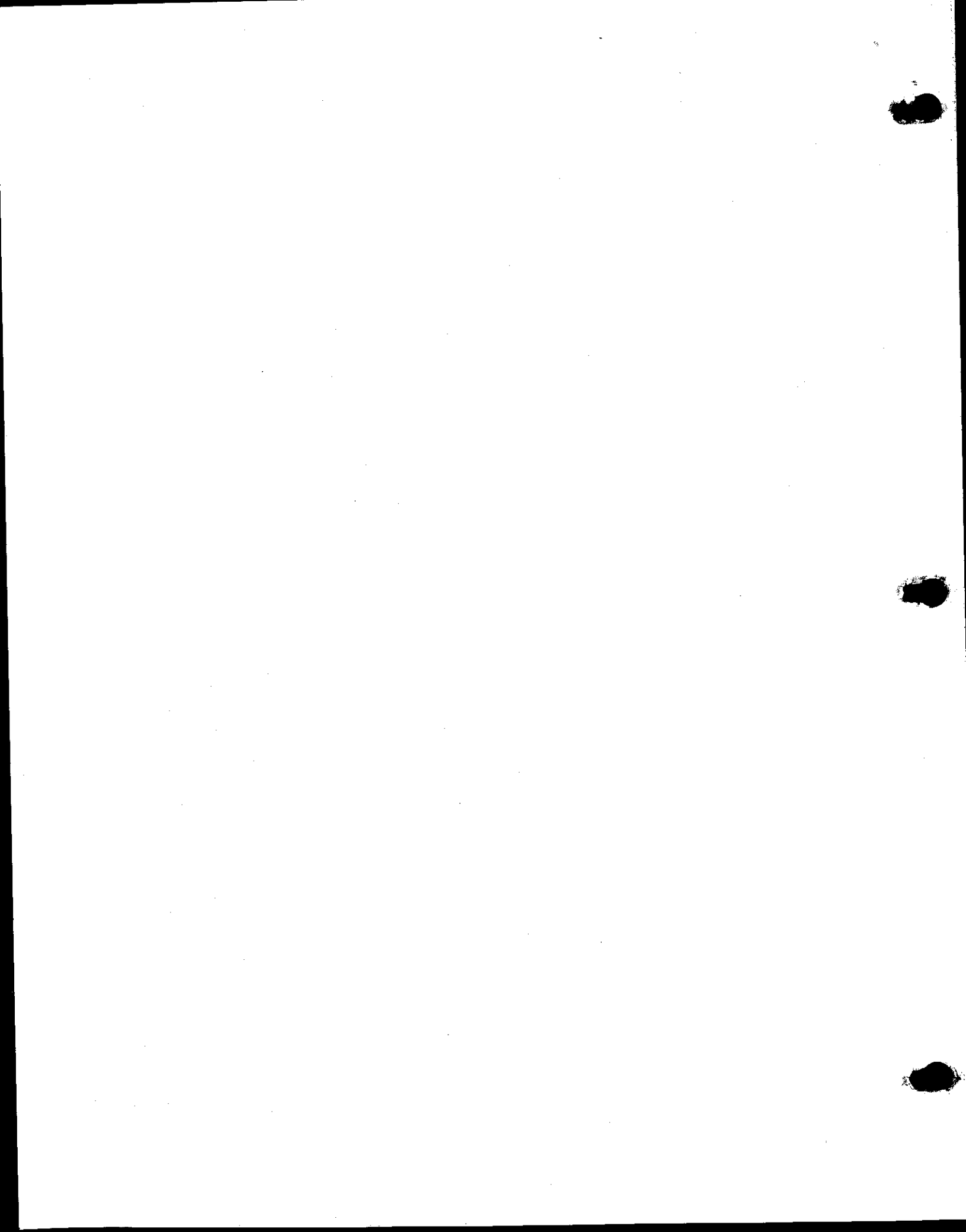
SECTION 30: FIRE PROTECTION

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

Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in areas that are accessible to all of the mobile homes unless an adequate supply of water for fire fighting purposes is available in the mobile home park.

SECTION 31: REGISTRATION OF OCCUPANTS

Every mobile park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park. Such register shall be available to any authorized person. The register shall contain (1) the names and addresses of all mobile home occupants stopping in the park, (2) the make, model, and license number of each motor vehicle and mobile home, (3) the state, territory or county that issued the mobile home license (4) the dates of arrival and departure of each mobile home, and (5) whether or not each mobile home is a dependent or independent mobile home.



SECTION 32: SUPERVISION

The holder of a permit for a mobile home park shall operate the park in a manner so to maintain the facilities of the park in good repair and in clean and sanitary condition.

SECTION 33: PENALTIES

Any person who violates any provision of this Ordinance, or any provision of any regulation adopted by the inspector pursuant to authority granted by this Ordinance, shall upon summary conviction before a District Justice be punished by a fine of not less than \$25.00 dollars nor more than \$300.00 dollars, or by imprisonment for not less than 5 days nor more than 30 days. Each days failure to comply with any provision or regulation shall constitute a separate violation.

SECTION 34: CONFLICT OF ORDINANCES
SEVERABILITY

In any case where a provison of this Ordinance is found to be in conflict with a provision of any other Ordinance or code of this Township existing on the effective date of this Ordinance, the provision which establishes the higher standard for the promotion and protection of the health and safety of the community shall prevail.

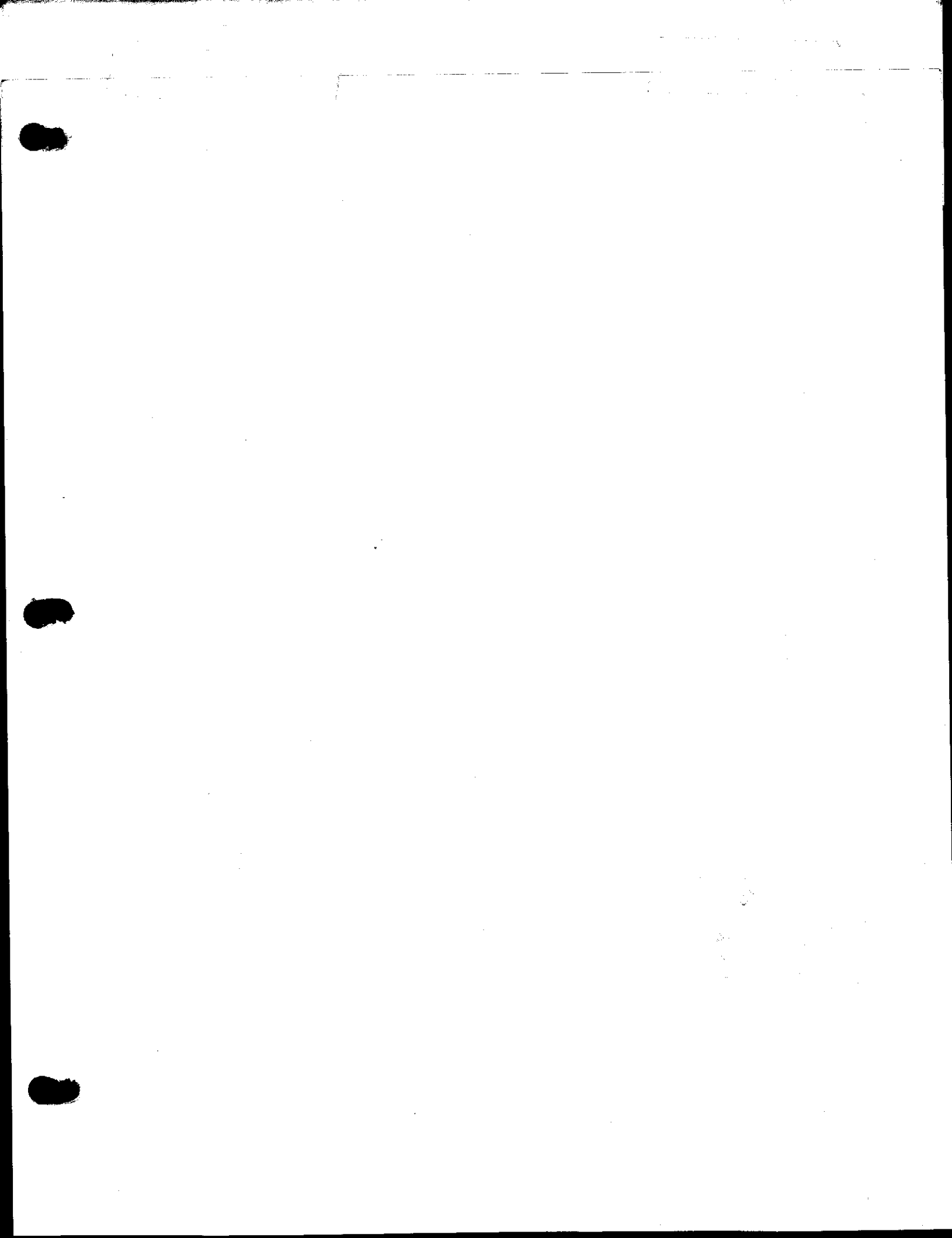
If any section, subsection or paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect; and to this end the provisions of this Ordinance are declared to be severable.

SECTION 35: EFFECTIVE DATE

This Ordinance shall be effective on and after the 11th day of *MARCH*, 1975.

Betty L. Ross
Secretary

Joseph P. Hess
E. Roy Wallace
Le Roy E. Martin



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WEST CALN TOWNSHIP AMENDMENT OF SUBDIVISION ORDINANCE #21

BE IT ORDAINED by the Supervisors of the Township of West Caln, Chester County, Pennsylvania that the West Caln Township Subdivision Ordinance shall be amended in the following manner:

Section 504. Street Widths shall be amended as follows:

All cartway widths may be required by the Township Planning Commission for the purpose of promoting the public safety and convenience, or to provide parking in commercial and industrial areas and in areas of high density residential development.

All street right of ways shall be a minimum of 50 feet wide, 24 feet of which shall be paved in accordance with state and/or Township specifications.

Attest:

Betty L. Ross
Secretary, Board of Supervisors

THE TOWNSHIP OF WEST CALN

By Joseph T. Hess
Chairman, Board of Supervisors

Approved:

William R. King
Township Solicitor

BOARD OF TOWNSHIP SUPERVISORS
OF WEST CALN TOWNSHIP

Joseph T. Hess
Clay Wallace
Le Roy E. Martin

June 9, 1975

