

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 280

**ORDINANCE AMENDING THE SUBDIVISION AND LAND
DEVELOPMENT CHAPTER AND THE ZONING CHAPTER
OF THE WASHINGTON TOWNSHIP CODE AS THEY
RELATE TO MOBILE HOMES AND MANUFACTURED
HOMES**

WHEREAS, the Subdivision and Land Development and the Zoning Chapters of the Washington Township Code contain outdated and, in some places, conflicting references to mobile homes and manufactured homes, and

WHEREAS, the Board of Supervisors of Washington Township has determined that it would be in the interest and welfare of the residents of Washington Township to revise the restrictions imposed on mobile homes and manufactured homes in Washington Township as follows:

NOW, THEREFORE, by the authority of and pursuant to the provisions of Article V of Act No. 247, as amended, of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known as and cited as the Pennsylvania Municipalities Planning Code, and any amendments and supplements thereby, and also by the authority of the Second Class Township Code, as amended, **BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania as follows:

I. AMENDMENTS TO CHAPTER 310, SUBDIVISION AND LAND DEVELOPMENT

1. In section 310-5 of the Washington Township Code, the definition of "development" is amended to read: "Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations and the subdivision or land development of land."

In section 310-5 of the Washington Township Code, the definition of "dwelling" is amended to read: "A building or structure designed for living quarters for one or more families not including hotels, rooming houses or other accommodations used for transient occupancy."

In section 310-5 of the Washington Township Code, the definitions of "mobile home," "mobile home lot," and "mobile home park" are removed.

In section 310-5 of the Washington Township Code, the definition of "manufactured home" is amended to read: "A transportable, single-family dwelling intended for permanent occupancy or

non-transient use as a dwelling, office, or place of assembly, contained in one unit (or in two or more units designed to be joined into one integral unit capable of again being separated for towing purposes), which arrives at a site essentially complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with a permanent foundation. This does not include motor homes. Manufactured homes must be installed in compliance with section 360-33 and all other relevant requirements.”

In section 310-5 of the Washington Township Code, the following definition for the term “manufactured home lot” is added: “A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single manufactured home.”

In section 310-5 of the Washington Township Code, the following definition for the term “manufactured home park” is added: “A parcel of land under single ownership which has been planned and improved for the placement of manufactured homes for permanent occupancy or non-transient use, consisting of two or more manufactured home lots.”

In section 310-5 of the Washington Township Code, the definition of “project” is amended to read: “Subdivision, land development, or manufactured home park.”

In section 310-5 of the Washington Township Code, the definition of “structure” is amended to read: “Anything constructed or erected on the ground or attached to the ground, including but not limited to buildings, sheds, manufactured homes and other similar items.”

2. Article IX of Chapter 310 of the Washington Township Code is renamed: “Manufactured Home Park Regulations.”

§310-17 is amended to read: “No person, firm or corporation shall construct, expand, maintain or operate a manufactured home park without a final plan approved by the Township. The procedures for reviewing manufactured home park plans shall be the same as for subdivision and land development plans in accordance with the provisions of this chapter. Unless otherwise specified in this article, the design standards and improvement requirements for manufactured home parks shall be the same as for subdivision and land development projects in accordance with the provisions of this chapter.”

§310-19 is amended to read: “In all other respects, the provisions of Chapter 360, Zoning, Article XII, and any amendments, shall govern the establishment and development of manufactured home parks in the Township.”

3. §310-39(A)(2) is amended to read: “If an existing public sanitary sewer system is within 1,000 feet of a proposed subdivision, manufactured home park, or land development, the developer shall provide the subdivision, manufactured home park, or land development with a complete sanitary sewer system, which shall be connected to the public system and which shall serve every property within the proposed project. All plans and installations shall be subject to

the approval of the Municipal Authority. Upon proper cause shown, the Supervisors, at an open meeting, may waive, modify, alter or suspend the requirements of this subsection.”

§310-39(A)(3) is amended to read: “Where a public sanitary sewer system is not accessible but is planned for extension to the subdivision, manufactured home park or land development or to within 1,000 feet of any part of same, or land development with a complete sanitary sewer system to be connected to the planned public sanitary sewer system, the developer's sewer system shall include a collector main installed in the street bed or approved sewer right-of-way and laterals installed from the collector main to the line of the street right-of-way or other approved sewer right-of-way. All plans and installations shall be subject to the approval of the Municipal Authority. Upon proper cause shown, the Supervisors, at an open meeting, may waive, modify, alter or suspend the requirements of this subsection.”

II. AMENDMENTS TO CHAPTER 360, ZONING

1. §360-5(A) is amended to add the following subsection as §360-5(A)(10): “If any term is not defined in this chapter but is specifically defined in Chapter 310, Subdivision and Land Development, of the Washington Township Code, then the definition found in Chapter 310 shall apply.”

2. In section 360-5(B) of the Washington Township Code, the definition of “automobile and/or mobile home sales garage” is removed.

In section 360-5(B) of the Washington Township Code, the following definition for the term “automobile, trailer, motor home, and/or manufactured home sales garage” is added: “A building on a lot designed and used primarily for the display or sale of new and used cars, trailers, motor homes, and/or manufactured homes where mechanical repairs and body work may be conducted as an accessory use incidental to the primary use.”

In section 360-5(B) of the Washington Township Code, the definition of “construction” is amended to read: “The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of manufactured homes.”

In section 360-5(B) of the Washington Township Code, the definition of “dwelling” is amended to read: “A building or structure designed for living quarters for one or more families not including hotels, rooming houses or other accommodations used for transient occupancy.”

In section 360-5(B) of the Washington Township Code, the definition of “internal manufactured home park street” is added: “A street in a manufactured home park, constructed per the plan approved by the Township Supervisors, privately owned, constructed and maintained, which functions only to provide direct access to individual manufactured home lots.”

In section 360-5(B) of the Washington Township Code, the definition of “internal mobile home park street” is removed.

In section 360-5(B) of the Washington Township Code, the definition of “manufactured home” is amended to read: “A transportable, single-family dwelling intended for permanent occupancy or non-transient use as a dwelling, office, or place of assembly, contained in one unit (or in two units designed to be joined into one integral unit capable of again being separated for towing purposes), which arrives at a site essentially complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with a permanent foundation. This does not include motor homes. Manufactured homes must be installed in compliance with section 360-33 and all other relevant ”

In section 360-5(B) of the Washington Township Code, the definition of “mobile home” is amended to read: “A manufactured home produced before June 15, 1976.”

In section 360-5(B) of the Washington Township Code, the definitions of “mobile home lot” and “mobile home park” are removed.

In section 360-5(B) of the Washington Township Code, the following definition for the term “manufactured home lot” is added: “A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single manufactured home.”

In section 360-5(B) of the Washington Township Code, the following definition for the term “manufactured home park” is added: “A parcel of land under single ownership which has been planned and improved for the placement of manufactured homes for permanent occupancy or non-transient use, consisting of two or more manufactured home lots.”

In section 360-5(B) of the Washington Township Code, the following definition for the term “motor home” is added: “An automobile, trailer, or other vehicle, which includes a specifically designed, modified, or adapted sleeping area, bathroom, or kitchen. This includes campers, recreational vehicles, travel trailers, trailer coaches, and house trailers which do not have permanent foundations.”

In section 360-5(B) of the Washington Township Code, the definition of “trailer coach” is removed.

3. Section 360-6 of the Washington Township Code is repealed in its entirety and replaced with the following:

“§ 360-6 Districts.

For the purpose of this chapter, the Township of Washington is hereby divided into districts which shall be designated as follows:

F-C Forest Conservation District

A	Agricultural District
R-1	Low-Density Residential District
R-2	Medium-Density Residential District
R-3	Medium-Density Manufactured Home Residential District
C	Commercial District
C-N	Commercial Neighborhood District
CN-R	Commercial Neighborhood (Restricted) District
I	Industrial District
FW, FF, FA	Floodplain Districts (overlay)
W	Wellhead Protections Overlay District (overlay)
H	Historic District”

4. §360-20(B) is amended to read: “Where a land use permit has been issued for the construction or alteration of a building, a temporary permit may be issued for a period not to exceed six months for occupancy of one motor home by the lot owner. Said temporary permit may be extended monthly up to a maximum of six months if it can be shown that justifiable circumstances require such extensions. Said motor home must be situated upon the lot for which the land use permit has been issued, provided all yard setback requirements are met and unit has access to sewage disposal.

§360-20(D) is amended to read: “Manufactured homes, motor homes, and trailers may not be used as accessory buildings. (i.e., storage buildings, workshops, etc.) in any district. Manufactured homes shall be used as dwelling units or otherwise removed from the property.”

5. §360-21(C)(7) is amended to read: “Except in manufactured home parks, in-home day care of children who are not residents of the dwelling in which the care is provided, given that the residence is a single-family detached dwelling and that all state requirements are met

6. §360-24 is amended to read: “Except for manufactured home parks, there may be only one dwelling, hotel, or rooming house per lot. Each dwelling is to be on a separate, independent lot, meeting the requirements of this chapter and Chapter 310, Subdivision and Land Development. Each manufactured home in a manufactured home park must be on a separate, independent manufactured home lot, meeting the requirements of this chapter and Chapter 310, Subdivision and Land Development.”

7. §360-33 is repealed in its entirety and replaced with the following:

“§360-33 Manufactured Homes

A. Foundations.

1. No manufactured home shall be erected on jacks, loose blocks, or other temporary materials. Each manufactured home shall be installed with a frost free foundation, concrete slab or footer with tie-downs to secure the manufactured home.

2. Manufactured homes in R-1 and R-2 residential districts must be erected upon a permanent masonry foundation.

3. Lots shall be graded and equipped to drain all surface water in a safe, efficient manner. Stormwater designs must comply with Chapter 295, Stormwater Management.

B. Anchoring.

1. Each manufactured home shall be secured firmly to the foundation, slab, or footer to prevent uplift or overturning of the manufactured home.

2. Each manufactured home shall have a minimum of six tie-down straps.

C. Skirting. An enclosure of compatible design in material shall be erected around the entire base of the manufactured home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

D. Each manufactured home must have a minimum of one working smoke alarm.

E. It shall be unlawful within the limits of the Township for any reason to park any manufactured home on any street, alley or highway or other public place or on any tract of lands owned by any person occupied or unoccupied within the Township except as provided in this chapter.

F. Any emergency or temporary stopping or parking is permitted on any street for not longer than one hour, subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

G. Existing nonconforming manufactured homes in any district may be replaced with another manufactured home by obtaining a land use permit. Any replacement manufactured home must be placed on a permanent foundation and must be situated within the setback for the district or no closer to the property line than the existing manufactured home was.”

8. §360-35 is amended to read: “The following regulations shall govern the placement and construction of all outdoor advertising display signs within Washington Township. For purposes of this chapter, the term "Commercial and Industrial Districts" shall mean the Commercial,

Commercial-Neighborhood, Commercial-Neighborhood (Restricted), and Industrial Districts; the term "Noncommercial Districts" shall include the Forest-Conservation, Agricultural, Low-Density Residential (R-1), Medium-Density Residential (R-2), Medium-Density Residential Manufactured Home (R-3), and Historic (H) Districts."

9. §360-61(C) is deleted.

§360-62(I) is amended to read: "Manufactured home parks on tracts of land in excess of three acres in size served by public water and sewer, in accordance with the requirements of Article XII of this chapter and Chapter 310, Subdivision and Land Development."

10. Article XI of Chapter 360 of the Washington Township Code is renamed: "R-3 Medium Density Manufactured Home Residential District."

§360-73 is amended to read: "The purpose of an R-3 Medium-Density Manufactured Home Residential District is to provide standards for certain residential types and to provide for the safety, health, and welfare of the community by applying density control while excluding uses not compatible with residential uses.

§360-74(G) is deleted.

§360-75(E) is amended to read: "Manufactured home parks on tracts of land in excess of three acres in size served by public water and sewer, in accordance with the requirements of Article XII of this chapter and Chapter 310, Subdivision and Land Development."

11. Article XII of the Washington Township Code is renamed: "Manufactured Home Parks (MHP)."

§360-77 is amended to read: "The purpose of the Manufactured Home Park section is to provide for the safety, health, and welfare of the community by setting guidelines for the placement, use and operation of manufactured homes in manufactured home parks, in which smaller lot sizes permit greater density of residents than normal."

§360-78 is amended in its entirety to read:

"A. Manufactured home parks are permitted in the Agricultural and the Medium-Density Manufactured Home Residential District (R-3), on tracts of land in excess of three acres (net) in size and served by public sewer and water.

B. A new manufactured home park may not be developed anywhere within a one-hundred-year floodplain area and a minimum of two feet above any floodplain elevation if floodplain is adjacent to proposed park.

- C. Two or more manufactured home lots on one property or one deed, constitutes a manufactured home park.
- D. All manufactured homes in manufactured home parks must be connected to and use public water and sewer. Other utilities shall be provided to each manufactured home pad underground. All utilities must be installed and maintained in accordance with each local utility company's specifications and regulations.
- E. Manufactured home parks shall provide not less than 10% of the total land area for usable open space purposes. In addition, manufactured home parks with 14 or more manufactured homes shall provide a play area and picnic area within the open space. This open space and/or play area shall be maintained by the park owners at all times. Owners/developers of manufactured home parks may provide a donation to a Township park available to the manufactured home park residents in lieu of the open space, play area and picnic area. Such a request would be considered and decided upon by the Township Supervisors.
- F. Screen planting in accordance with this chapter is required where any manufactured home park adjoins other residential uses or districts. Screen planting may be increased as required by the Township Supervisors.
- G. All manufactured home lots shall be numbered, and each street named.
- H. All roadways in manufactured home parks must be a minimum of 20 feet paved with ID2 and a three-foot sidewalk on one side, or three feet of additional paving lined off as a walkway.
- I. Provision shall be made by the park operator to have recycling collected at least every two weeks, if collected at each manufactured home, and at least twice a week if a central collection area is utilized.
- J. Provision shall be made by the park operator to have refuse collected at least once every week. Trash containers with closing lids must be provided for residents to dispose of trash, and locations of trash dumpsters must be screened on three sides. It shall be the manufactured home park owner's responsibility to maintain the centralized refuse and recycling collection area in a clean and orderly manner.
- K. The manufactured home park operator shall install streetlighting or individual lot lighting. Sufficient lighting must be provided outside to ensure the safety and security of residents and guests.
- L. Fire hydrants must be installed per the water authority regulations.
- M. Motor homes, travel trailers, camper trailers, and other such vehicles designed primarily for temporary living quarters shall not be permitted to occupy manufactured home lots in manufactured home parks.
- N. Manufactured homes in manufactured home parks must have complete and functional sanitary facilities, provide a complete cooking and sleeping area, be kept in good repair, and be maintained inside and outside.

O. Manufactured homes being moved into a manufactured home park require a land use permit from Washington Township; manufactured homes being moved out of manufactured home parks require a permit from the tax collector.

P. A dry chemical fire extinguisher, not less than five pounds in capacity, shall be provided in each manufactured home.”

§360-79 is amended in its entirety to read:

“A. All buildings (including accessory buildings, decks, porches, and other structures) must cover no more than 35% of the manufactured home lot.

B. Minimum requirements:

1. Single-wide manufactured homes: 20 feet wide or less.
 - a. Lot size: 5,000 square feet.
 - b. Lot width: 50 feet.
 - c. Lot depth: 100 feet.
 - d. Front yard: 30 feet from edge of road. (Note: Front yard setback is 30 feet from any manufactured home park road. Setback from any public street is 55 feet from center of street, regardless of whether street is on side, rear or front of manufactured home.)
 - e. Rear yard: 30 feet from property line or road.
 - f. Side yard: 10 feet.
 - g. Parking: two off-street spaces, paved.
 - h. Height: 25 feet maximum.
2. Double-wide manufactured homes: 20 feet wide or more.
 - a. Lot size: 6,000 square feet.
 - b. Lot width: 60 feet.
 - c. Lot depth: 100 feet.
 - d. Front yard: 30 feet from edge of road. (Note: Front yard setback is 30 feet from any manufactured home park road. Setback from any public street is 55 feet from center of street, regardless of whether street is on side, rear or front of manufactured home.)
 - e. Rear yard: 30 feet from property line or road.
 - f. Side yard: 10 feet.
 - g. Parking: two off-street spaces, paved.

3. Existing manufactured home park: double wide units of 20 feet width or more. Side yards for any portion of the structure shall be eight feet on each side, i.e., any portion of structure, including unit, deck, porch, or patio must be eight feet from side property line. Open steps may protrude a maximum of 36 inches into side yard.

12. Section 360-110(A) is amended to read: "Vehicle and manufactured homes manufacturing and assembling, auto body shops, vehicle painting, upholstery, reconditioning, repair or overhauling, tire retreading or recapping, welding shops, and the like.

13. Section 360-81 is amended to read:

"Permitted Uses.

A. Churches or similar places of worship including parish houses and parsonages.

B. Nursing homes, day-care centers, domiciliary care facilities, convalescent homes and geriatric centers, hospitals, and mortuaries.

C. Federal, state and local municipal buildings and uses, essential services and essential municipal services facility.

D. Multiple-use buildings provided there is a minimum lot area of 10,000 square feet for the first use and 5,000 square feet for each additional use in accordance with the yard and setback requirements of this district.

E. The following uses in accordance with the commercial lot area requirements:

1. A single apartment or conversion apartment when combined with another permitted commercial use in a multiple-use building.

2. Hotels, motels, tourist homes, restaurants, commercial recreational facilities.

3. Automobile, motor home, and/or manufactured home sales garages, service stations, repair garages, and new and used car dealers, subject to the following:

a. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet nor more than 30 feet and shall be located not less than 20 feet from any property line.

b. Vehicle lifts or pits dismantled or salvage automobiles and all parts or supplies shall be located within completely enclosed buildings. Wrecked automobiles shall be screened from adjacent properties. In no case will more than five unregistered, untagged vehicles be allowed on a single property.

c. All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in completely enclosed buildings.

This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.

d. The storage of gasoline or flammable oils in bulk shall be located fully underground and not nearer than 50 feet from any property line other than the street line.

4. Drive-in establishments.
5. Wholesaling, storing, and warehousing.
6. Shopping centers in accordance with the provisions of this chapter.
7. Retail businesses.
8. Business services.
9. Personal services.
10. Repair services.
11. Manufacturing, assembling, etc., where goods so produced or processed are to be sold exclusively on the premises.
12. Veterinary clinics, hospitals, animal care facilities.
13. Social and service clubs.

F. Accessory uses and buildings customarily incidental to the above permitted uses, provided that no outside storage of materials or processing activity shall be permitted unless the activity is effectively screened from the adjacent properties by a wall or fence.”

14. Section 360-123(F) is amended to read: “Any relocation of a manufactured home into or within Washington Township.”

III. EFFECTIVENESS

This ordinance shall take effect five (5) days after its enactment.

IV. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by any Court or competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such portion shall not affect the validity of the remaining portions hereof.


V. REPEAL

This ordinance repeals the portions of any and all other resolutions and ordinances which are inconsistent with the terms of this ordinance. Any and all such provisions not inconsistent with this ordinance are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Board of Supervisors of the Township. It is the intention of said Board of Supervisors that only such provisions as this ordinance expressly amends shall be deemed repealed, and only changed provisions in this ordinance shall be deemed to be enacted from the effective date of this ordinance.

DULY ENACTED AND ORDAINED this 21 day of December, by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BY:


Karen S. Hargrave, Township Secretary

WASHINGTON TOWNSHIP

BOARD OF SUPERVISORS


C. Stewart McCleaf, Vice Chairman