

**LONDONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

Ordinance 2021-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDONDERRY, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, TO REVISE DEFINITIONS AND REGULATIONS FOR MANUFACTURED/MOBILE HOME PARKS AND THE PROVISIONS APPLICABLE TO FEES; TO PROVIDE FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCE PROVISIONS; TO PROVIDE FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF.

WHEREAS, the Londonderry Township Board of Supervisors previously duly enacted the Subdivision and Land Development Ordinance of Londonderry Township, Dauphin County, Pennsylvania (hereinafter, the "SALDO"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 *et seq.*); which Ordinance was codified as Chapter 22 of the Code of Ordinances of Londonderry Township; and

WHEREAS, since its adoption, the Board of Supervisors has from time to time duly amended the SALDO; and

WHEREAS, the Board of Supervisors has met the procedural requirements of the MPC and of the Township's ordinances for the adoption of the proposed ordinance, including notice, review and the holding of a public hearing; and

WHEREAS, the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania amends Part 2 (Definitions), to add additional introductory language and definitions applicable to Manufactured/Mobile Homes, Part 6 (Mobile Homes), to delete and replace the existing language in its entirety, and to Part 7 (Fees) to clarify that not only do engineering fees apply to the review of SALDO applications, fees of professional consultants, as defined in the Municipalities Planning Code, also apply.

Specifically as to Part 6, the new provisions that replace the existing language address Purposes and Applicability; Manufactured/Mobile Home Park SALDO Approvals and Minimum Plan Requirements; Density and Area Requirements within a Manufactured/Mobile Home Park; Manufactured/Mobile Home Stands; Motor Vehicle and Emergency Vehicle Access; Curbing; Park Walkway Standards; Off-Street Parking and Common Area Parking Lots; Required Recreation Areas and Facilities; Drainage, Ground Cover and Screening Requirements; Water Supply; Sanitary Sewage Facilities; Electric Power Distribution; Natural Gas Systems; Fuel Oil Systems; and Solid Waste Disposal.

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance Amendment at a duly advertised public hearing, has determined that the health, safety, and general

welfare of the residents of Londonderry Township will be served by the proposed Ordinance amendments.

NOW THEREFORE, it is hereby ordained by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that Chapter 22, SALDO, of the Code of Ordinances of the Township of Londonderry is amended as follows:

SECTION 1. Amendments to Part 2 of SALDO. In Part 2 (Definitions), Section 201 (Terms Defined), the following underlined provisions are added while the stricken through language is deleted from the section:

“Unless otherwise expressly stated, the following words shall, for the purposes of this chapter, have the meanings herein indicated. Words expressed in the plural include their singular meanings; the present tense shall include the future; words used in the masculine gender shall include the feminine and the neuter; the words "shall" and "will" are mandatory; the words "should" and "may" are permissive. If a term is not defined in this Chapter 22, but is defined in the Zoning Chapter (Chapter 27), the definition in the Zoning Chapter shall apply to this Chapter. The following terms shall have the following definitions:

* * * * *

CODE AMINISTRATOR – A municipal code official, Construction Code official or third-party agency acting on behalf of the Township. The term includes a Code Enforcement Officer or an individual certified to perform plan review of construction documents or administer and enforce codes and regulations.

* * * * *

COMMON OR AUXILILARY PARKING AREA: A parking area that serves as overflow or visitor parking for two or more dwellings or uses or that serves common facilities such as a recreation area.

* * * * *

DEP - The Pennsylvania Department of Environmental Protection.

* * * * *

MANUFACTURED/MOBILE HOME - A transportable single-family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed upon a chassis so that it may be used without necessarily needing a permanent perimeter foundation. The term shall not be deemed to include a Recreational Vehicle, a “tiny home” that meets manufactured housing codes, or a Modular Home that meets the Uniform Construction Code.

MANUFACTURED/MOBILE HOME LOT (“Lot”) - A land area in a Manufactured/Mobile Home Park containing a Manufactured/Mobile Home Stand and any additional or accessory structure, including but not limited to porches, sheds, decks or additional rooms.

MANUFACTURED/MOBILE HOME PARK (or "MHP") - A lot of record that is occupied by two or more Manufactured/Mobile Homes.

MANUFACTURED/MOBILE HOME PARK PLAN – A Land Development and/or Subdivision Plan for the development or alteration of a Manufactured/Mobile Home Park that meets all requirements of this Chapter and the information required in this Part.

MANUFACTURED/MOBILE HOME STAND – An improved area within a Manufactured/Mobile Home Lot containing the necessary utility connections and other appurtenances for the erection thereon of a single or double-wide Manufactured/Mobile Home.

* * * * *

~~MOBILE HOME – A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.~~

~~MOBILE HOME LOT – A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.~~

~~MOBILE HOME PARK – A parcel or contiguous parcels of land which have been so designated and improved that they contain two or more mobile home lots for the placement thereon of mobile homes~~

* * * * *

PARK STREET - A street intended primarily to serve as a means of vehicular movement into and within a Manufactured/Mobile Home Park.

* * * * *

PERSON - Any individual or group of individuals, firm, trust, partnership, trust partnership, public or private association or corporation. This term shall also include the Landowner, a lessee, licensee or tenant in possession or control of the property or an executor, administrator, trustee, receiver or other entity having responsibility over property according to law.

* * * * *

SEWER RISER PIPE - That portion of the sewer lateral which extends vertically above ground elevation and terminates at each Manufactured/Mobile Home Stand.

* * * * *

WATER RISER PIPE - That portion of the water system pipe which extends vertically above ground elevation and terminates at each Manufactured/Mobile Home Stand.

* * * * *

SECTION . Amendments to Part 6 of SALDO. Part 6 (Mobile Homes) is deleted in its entirety and replaced with a new Part 6 as follows:

“Part 6 MANUFACTURED/MOBILE HOME PARKS

§ 22-601. Purposes and Applicability.

This Part applies to and is intended to ensure that any new or proposed Manufactured/Mobile Home Park or any proposed expansion, change or modification to an existing Manufactured/Mobile Home Park is designed in accordance with the provisions of the Subdivision and Land Development Ordinance (SALDO).

§ 22-602. Manufactured/Mobile Home Park SALDO Approvals and Minimum Plan Requirements.

1. A Manufactured/Mobile Home Park Plan shall meet all of the same application and submission requirements as a Land Development, in addition to the requirements of this Part and applicable requirements of other Township ordinances. If a subdivision is also involved, the requirements of subdivision shall also apply.
2. It shall be unlawful for any person to develop or construct any Manufactured/Mobile Home Park within Londonderry Township unless the person obtains approval of its Manufactured/Mobile Home Park Plan and obtains all required authorizations. Any extension or alteration to an existing MHP Plan, including its infrastructure and Manufactured/Mobile Home Stand sizes, shall require a revised MHP Plan in accordance with the requirements of this Chapter.
3. A MHP may not be occupied or operated until all required MHP Licenses and approvals have been issued by Londonderry Township in accordance with Chapter 14 (relating to Manufactured/Mobile Home Parks).
4. In the event a MHP Plan proposes to use the facilities or services of a sanitary sewer provider, the Township shall forward a copy of the plan and all associated documents to the sewer provider for review and comment.
5. The application for Land Development and/or Subdivision shall contain and be accompanied by the following information, in addition to submission requirements for a land development:
 - A. Notarized certification of ownership, bearing the name and mailing address of the owner.
 - B. Exact location of the proposed Manufactured/Mobile Home Park.

- C. Eight copies of the Manufactured/Mobile Home Park Plan, showing the layout and design of the proposed development, and including such engineering plans and specifications necessary to describe the following:
- (1) Name or identifying title of the proposed Manufactured/Mobile Home Park and of the plan as a preliminary or final land development plan.
 - (2) Bear the legend, "Londonderry Township, Dauphin County, Pennsylvania."
 - (3) Name and address of the record owner.
 - (4) Scale, date, and North point. Plan sheets shall be a standard size that clearly shows the existing and proposed features, such as 24" x 36".
 - (5) Location map showing the proposed development and adjoining areas.
 - (6) Name and seal of the registered professional engineer responsible for the Plan.
 - (7) Boundary lines and area of the entire tract, including dimensions and bearings, certified by a registered Pennsylvania land surveyor.
 - (8) Ownership of all adjacent lands.
 - (9) Contours at vertical intervals of two feet; in the case of relatively level tracts, at such lesser intervals as may be necessary for satisfactory study and planning of the tract.
 - (10) Existing natural features of the tract, such as tree stands and watercourses.
 - (11) The area requirements of the MHP, including minimum space dimensions and minimum square footage for each single and double wide home including minimum distances between each Manufactured/Mobile Home Stand and minimum distances between such Stands.
 - (12) Location, size and design of individual parking spaces per lot.
 - (13) Location of each Manufactured/Mobile Home Lot and Stand with building setback lines and minimum distances shown between each Manufactured/Mobile Home Stand.
 - (14) Location, size, and design of the following features:
 - (a) Design, cross section and profile of all park streets including curbs.
 - (b) Location size, design, cross section and profile of all walkways.
 - (c) Location size and design of common parking areas.
 - (d) Location size and design of recreation area(s).
 - (15) Stormwater Management plan.
 - (16) Erosion and Sedimentation Plan.
 - (17) Landscaping and Screening Plan.
 - (18) Lighting Plan.
 - (19) Utility Plan showing the location, size and design of all utilities provided to the Park including but not limited to:
 - (a) Water Supply Plan. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a

commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable.

- (b) Sanitary Sewer Plan, including the location, size and invert elevation of proposed sanitary and storm sewers and location of proposed manholes, inlets and culverts. In the event a proposed project to be submitted pursuant to this Part will involve the extension of public sewers, or the services or facilities of a sewer utility, the plat and associated data must include all of the elements which are required for a preliminary and a final plat under this Chapter related to public sewer service and facilities.
 - (c) Electric.
 - (d) Natural Gas.
 - (e) Fuel Oil Supply.
 - (f) Location of both Sewer Riser Pipe and Water Riser Pipe on each Manufactured/Mobile Home Stand.
 - (g) Location of electrical, telephone, gas and other lines.
- (20) Fire Protection Plan.
 - (21) Solid Waste Disposal Plan showing the location, size, design of all collection area sites.
 - (22) Signage plan showing the location, size, and design of all signs including but not limited to stop signs, entrance signs, speed limit signs, street name signs, parking restriction signs, street address signs, recreation area signs, solid waste disposal site signs, and common parking area signs.
 - (23) Method of ownership of all streets within the MHP.
 - (24) Location of all service buildings or other proposed structures, and general specifications.
 - (25) For final plans, appropriate spaces for the signatures of the Chairpersons of the Planning Commission and the Board of Supervisors, attesting, respectively, to the recommendation and approval of the plan.
 - (26) For final plans, appropriate spaces and annotations of the date and the file date of public recording.
 - (27) If the applicant proposes sanitary sewer service from a sewer utility, the applicant shall provide a written proof that all of the requirements of the sewer utility have been satisfied. Sewer utilities, in their sole discretion, may grant conditional approval of the project with the understanding that the applicant will complete all outstanding requirements prior to the plan being released for recording by the Township. The applicant must provide written evidence to the Township of such conditional approval and also of final approval prior to plan recording.
- D. The plan shall include thereon a statement, duly acknowledged before an officer authorized to take acknowledgement of the deeds and signed by the owner or owners of the property, to the effect that the development as shown on the plan is made with the landowner(s)'s full consent and that it is their desire to record the same.
- E. The applicant presenting a MHP Plan shall be required to pay a filing fee, as established from time to time by resolution of the Board of Supervisors, and shall agree to pay the reasonable and necessary charges for the Township's Professional

Consultants to review the MHP Plan in accordance with Part 7 of this Chapter (relating to Fees).

- F. **Floodplain Requirements.** MHPs located in designated floodplain districts shall meet applicable floodplain requirements including those in Chapter 27 (Zoning) and applicable Construction Codes.
2. The Code Administrator shall transmit such applications, plans and accompanying information to the Planning Commission for review at its next regularly scheduled meeting.
3. Following final approval and after receiving signed authorization from the Township for recording, the MHP Plan shall be publicly recorded in the Recorder of Deeds' Office of Dauphin County, Pennsylvania. Such recording shall occur within 90 days after final plan approval is received or after the date the plan is approved for recording by the Township (whichever is later), or as otherwise provided by State law.
4. If a MHP Plan is not approved, the applicant may submit a new MHP Plan that complies with the requirement contained in this Chapter.

§ 22-603. Density and Area Requirements within a Manufactured/Mobile Home Park.

1. **Area Requirements.**
 - A. When public water and sewer are provided, the MHP area shall be a minimum of 43,560 square feet (one acre) for the first Manufactured/Mobile Home Stand with 10,890 square feet for each additional Stand thereafter, inclusive of MHP streets and recreation areas.
 - B. When public water and sewer are not provided, the MHP area shall be a minimum of 43,560 square feet (one acre) for the first Manufactured/Mobile Home Stand with 10,890 square feet for each additional Stand thereafter, exclusive of MHP streets and recreation areas.
 - C. Each Manufactured/Mobile Home Lot shall have a minimum width of 50 feet and minimum depth of 100 feet.
 - D. Each Manufactured/Mobile Home shall have a minimum of 750 square feet for single homes and 1,000 square feet for double wide homes. A wider width and length may be necessary in new applications to accommodate modern Units, while complying with setback and placement requirements.
2. **Setback Requirements.**
 - A. The building setback line shall be a minimum of 15 feet measured from the common walkway or the edge of street or common driveway, whichever is more restrictive.
 - B. Manufactured/Mobile Homes shall be separated from each other by a minimum of 20 feet on all sides. An unenclosed porch, steps, wheelchair ramp, deck, awning, or stoop for each dwelling may collectively intrude up to 5 feet into this separation distance.

§ 22-604. Manufactured/Mobile Home Stands.

It shall be unlawful to place Manufactured/Mobile Home upon a lot without first complying with the following requirements:

- A. Each Manufactured/Mobile Home shall be provided with a Manufactured/Mobile Home

Stand which provides an adequate foundation for the placement of such Manufactured/Mobile Home, securing the structure from settling, vibration, uplift and sliding.

- B. Such stands shall be concrete with a minimum thickness of four inches, shall have a frost wall around its perimeter, shall have an adequate subbase and shall be approved by the Code Administrator prior to the construction.
- C. A minimum of four eye-bolts shall be embedded in the concrete stand and shall be strategically located for the purpose of securely affixing the Manufactured/Mobile Home from the forces of wind.
- D. As an alternative to the concrete Manufactured/Mobile Home pad requirement, Manufactured/Mobile Home Park owners may use a pedestal system under the following conditions, unless an alternative standard is pre-approved by the Code Administrator in compliance with Construction Codes, the manufacturer's standards and State installation requirements:
 - (1) Footing requirements for each pedestal will be a minimum of two square feet.
 - (2) The footing depth for each pedestal shall be a minimum of 36 inches, however, the Code Administrator may alter the depth of the footing (such as to allow 30 inch footing depth on interior piers), depending on site conditions and the location of utilities that may affect the location of such footings.
 - (3) If a concrete footing is placed, its minimum thickness shall be eight inches.
 - (4) Piers may be utilized off the footings consisting of either concrete or masonry. Anytime a pier consisting of masonry blocks is over four masonry blocks above the ground level, it shall be reinforced and the cores filled.
 - (5) The top block of any masonry block piers shall be a solid masonry piece.
 - (6) The quantity of piers shall be dictated by the sizing involved. That is, each pier shall be located not more than 10 feet apart and each pier shall be not more than five feet from the end of the Manufactured/Mobile Home.
 - (7) Each Unit shall have a minimum of four anchorage devices, either cast in the concrete pier or footing, or of a screw-type acceptable to the Township which complies with the manufacturer's recommendations or a higher standard.
- E. Fire-resistant skirting shall be provided around the entire perimeter of the Manufactured/Mobile Home, for the purpose of concealing the wheel assembly and piping, unless another suitable form of perimeter enclosure is pre-approved by the Code Administrator. Any enclosure shall include an access point for maintenance, such as to reach any shut off valves.

§ 22-605. **Motor Vehicle and Emergency Vehicle Access**

1. **Vehicular Access.**

- A. Every Manufactured/Mobile Home Lot shall have vehicle access from a park street and not from a public street.
- B. All MHPs shall be provided with safe and convenient vehicular access from abutting public streets to each Manufactured/Mobile Home Stand. Alignment and gradient shall be properly adapted to topography. All MHPs shall have a minimum of two means of vehicle ingress and egress to a public street. An evacuation plan indicating alternate

vehicular access and escape routes shall be filed with Londonderry Township Emergency Management officials for MHPs located within designated floodplain districts, as defined by Chapter 27 (Zoning).

- C. Access to Manufactured/Mobile Home Parks shall be designed to minimize congestion and hazards at entrance and exits and allow free movement to traffic on adjacent streets.
 - D. Park streets shall, in all respects excepting as stated in this Part, comply with the minimum design standards and the improvement and construction requirements as set forth in this Chapter.
 - E. New or extended MHP streets shall have a minimum cartway pavement width of 26 feet, provided parking is permitted along one side only. If parking is permitted on both sides of a street, then a 30 feet minimum cartway pavement width shall apply.
 - F. All park streets shall be privately owned and maintained.
2. Emergency Vehicle Access.
- A. The following street requirements applicable to emergency vehicle access shall apply, unless a more restrictive street requirement was established at the time of Subdivision or Land Development approval:
 - (1) A paved street with a minimum cartway width that complies with paragraph (1)(E) of this Section shall be provided to reach within 200 feet of each occupied building.
 - (2) The street and any bridge shall be of sufficient construction and turning radius to allow access by all fire apparatus that serve the Township, and be able to support 80,000 pounds of vehicle weight.
 - (3) Fire access routes shall also have a 13 feet 6 inch minimum height clearance, and trees shall be trimmed as necessary to achieve this clearance.
 - (4) Streets shall be constructed and free of hazardous cracks, grass, holes and other hazards.
 - (5) Parking shall be prohibited along one or both sides of streets where that parking would obstruct the minimum cartway identified in paragraph (1)(E).
 - B. Dead end streets or driveways needed for fire access that have a length of more than 150 feet shall have a Township-approved turnaround.
 - C. If a Manufactured/Mobile Home Park is to include more than 30 dwelling Units, a second access point from a public street shall be provided that is suitable for emergency access by fire vehicles. Such second access point may be gated or otherwise restricted, in a manner approved by local fire officials, and may use an approved stabilized surface without necessarily being paved.

§ 22-606. Curbing.

Curbing shall be provided on both sides of all park streets of a new MHP, and shall be constructed in accordance with the requirements set forth in this Chapter pertaining to the construction of curbs and gutters. Curbs may be vertical, slant or rolled.

§ 22-607. Park Walkway Standards.

- 1. All parks shall be provided with safe and convenient concrete or bituminous walkways of

adequate width for intended use from individual Manufactured/Mobile Homes along the park streets, to connect to exterior public roads and all community facilities provided for MHP residents.

2. In new, expanded or reconstructed MHPs, common walk systems shall be provided along each side of MHP streets. Such common walks shall have a minimum width of four feet.
3. All Manufactured/Mobile Home Lots shall be connected by way of individual walks to common walks, to streets, and to parking spaces connecting to a street. Such individual walks shall have a minimum width of two feet.

§ 22-608. Off-Street Parking and Common Area Parking Lots.

1. All Manufactured/Mobile Home Parks shall be provided with off-street parking areas for the use of visitors, guests and service vehicles.
2. There shall be a minimum of one common parking space for each Manufactured/Mobile Home Lot, located within approximately 300 feet of the Manufactured/Mobile Home it is intended to serve.
3. Each parking space shall have a minimum area of 9 by 18 feet, exclusive of the driveway on which it abuts.
4. Construction and paving of common parking areas shall be in accordance with the standards set forth herein for MHP streets.
5. All parking spaces within the common parking lot shall be clearly defined.

§ 22-609. Required Recreation Areas and Facilities.

1. Recreation areas and facilities shall in all respects comply with the minimum design standards as set forth in Part 4 (Design Standards) of this Chapter.
2. A minimum of one recreation area shall be provided and maintained which shall be easily accessible to all park residents.
3. The size of such recreation area(s) shall be not less than 10 percent of the gross Manufactured/Mobile Home Park area and shall be topographically suited to recreation.
4. Recreation areas shall include mowed grass, preserved woodlands and/or landscaped areas, except hard surfaces may be used as appropriate under recreation facilities and in parking areas that specifically serve the recreation area.
5. Recreation areas shall be so located as to be free of traffic hazards and should be centrally located, where the topography permits.

§ 22-610. Drainage, Ground Cover and Screening Requirements.

1. The ground surface and all parts of every MHP shall be graded and equipped to drain all surface water in a safe, efficient manner.
2. All exposed ground surfaces of every MHP shall be paved, or covered with stone screenings, or solid material, such as concrete pads or flagstone construction or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
3. Storm sewers, inlets, culverts, and related installations shall be provided to intercept stormwater

runoff along streets at intervals reasonably related to the extent and grade of the area drained, to permit unimpeded flow of natural watercourses, and to ensure adequate drainage of all low points along the line of streets.

4. All MHPs shall have landscape screening consisting of plants, shrubs or other natural growth along the boundary lines separating parks and adjacent lands. Screening shall be continuous around the MHP boundaries and be not less than five feet deep and attain a height of not less than seven feet at maturity.

§ 22-611. Water Supply.

In addition to the minimum design standards and improvement and construction requirements in this Chapter:

1. All Manufactured/Mobile Home Parks shall be served by a public water supply; however, where a public supply of water is not available, a private water system may be developed and used as approved by DEP.
2. The water system of the MHP shall be connected by pipes to all Manufactured/Mobile Homes, buildings, and other facilities requiring water and shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch under normal operating conditions.
3. All water piping, fixtures and other equipment shall be constructed in accordance with state and local regulations and requirements and shall be of a type and in locations approved by DEP.
4. Individual Water Riser Pipes and connections shall be provided, and shall be located within the confined area of each Manufactured/Mobile Home Stand at a point where the water connection will approximate a vertical position, and shall extend at least four inches above ground elevation. The Water Riser Pipe shall be at least 3/4 inch in diameter, and the water outlet shall be capped when a Manufactured/Mobile Home does not occupy the Stand. Surface drainage shall be diverted from the location of the Water Riser Pipe.

§ 22-612. Sanitary Sewage Facilities.

In addition to the minimum design standards and improvement and construction requirements in this Chapter:

1. An adequate and safe sanitary sewage system shall be provided in all MHPs for conveying and disposing of sanitary sewage from Manufactured/Mobile Homes, service buildings and other accessory facilities.
2. All proposed treatment and disposal facilities that are not part of a Municipal or Municipal Authority system shall be approved by DEP prior to construction.
3. Sanitary sewer collection lines shall be completely separate from any storm drainage system and shall be put into separate trenches from water supply lines.
4. Each Manufactured/Mobile Home shall be provided with a sanitary Sewer Riser Pipe located within the confined area of the Manufactured/Mobile Home Stand, so that the sewer connection to the Manufactured/Mobile Home drain outlet will approximate a vertical position; the Riser Pipe shall be capped when a Manufactured/Mobile Home does not occupy the Stand. The rims

of the Riser Pipe shall extend a minimum of four inches above ground elevation, and surface drainage shall be diverted away from the Sewer Riser Pipe.

5. In the event a plan proposes to use the facilities or services of a Municipal Authority, such plan must meet all requirements of that Municipal Authority, including, without limitation, its rates, rules and regulations, its Standard Construction and Material Specifications for the Design and Construction of Sanitary Sewer Collection and Conveyance System Facilities, and any other applicable requirements.
6. In the event a proposed project will involve the extension of public sewers, or the services or facilities of a sewer utility, the MHP Plan and associated data must include all of the elements which are required for a preliminary and a final plat under this Chapter related to public sewer service and facilities.

§ 22-613. Electric Power Distribution.

1. All high voltage cables shall be a minimum of 30 inches below the ground surface and all service conductors shall be a minimum of 18 inches below the ground surface. Cables and conductors shall be insulated and specifically designed for the purpose and shall be located not less than one-foot radial distance from water, sewer, gas or communication lines.
2. All MHPs shall contain an electrical supply system which shall be installed and maintained in accordance with the applicable electric power company specifications regulating such systems.
3. Individual electrical connections shall be provided to each occupied dwelling in the MHP with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120 — 240 volts A.C., 100 amperes.
4. Utility service lines shall be located below the ground surface.

§ 22-614. Natural Gas Systems.

1. All natural gas systems provided to Manufactured/Mobile Homes and other buildings shall be installed in conformity with accepted engineering practices and standards of the manufacturer.
2. Each Manufactured/Mobile Home Stand provided with piped gas shall have an approved shut-off valve installed upstream of the gas outlet and, when not in use, shall be equipped with an approved mechanism to prevent accidental discharge of gas.

§ 22-615. Fuel Oil Systems.

1. All piping from outside fuel storage tanks shall be located below the surface of the ground and a riser pipe shall be provided, located within the confined area of the Manufactured/Mobile Home Stand.
2. All fuel oil supply systems provided to Manufactured/Mobile Homes, and other structures, shall be installed in conformity with accepted engineering practices and standards of the manufacturing company.
3. All fuel oil supply systems shall have shut-off valves located within five inches from the Manufactured/Mobile Home Stand surface.
4. All fuel oil storage tanks shall be located a minimum distance of 10 feet away from all electrical service lines.

5. Fuel tanks shall be located where they are less likely to experience physical damage from vehicles, or shall include protection against accidental damage.

§ 22-616. Solid Waste Disposal.

The MHP shall provide at least one location for the placement of enclosed dumpsters, unless individual garbage cans with secure lids will be used by households. Such collection sites shall be conveniently located for use by residents, unless garbage is collected at each dwelling.

§ 22-617 through § 22-625 (Reserved to accommodate future enactments)”

SECTION 4. Amendments to Part 7 of SALDO. In Part 7 (relating to Fees), Section 703 (relating to Review Fees), the following underlined provisions are added while the stricken through language is deleted from the section:

- “1. Review fees shall include the reasonable and necessary charges by the Township's professional ~~consultant or consultants~~ including, but not limited to, its engineers, attorneys and surveyors, for review and report to the Township of Londonderry. The ~~engineering~~ review fees required to be paid by this section shall be promptly paid by the applicant to the Township upon the submission of bills to the applicant from time to time, as such fees are billed to the Township or its authority by its or ~~their engineers~~ professional consultants. Such review fees shall be reasonable in accordance with the ordinary and customary charges by the ~~Township Engineer or consultant~~ Township's professional consultants for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the ~~engineer or consultant~~ professional consultants to the Township when the fees are not reimbursed or otherwise imposed on applicants.
2. In the event the applicant disputes the amount of any such review fees, the applicant shall, within 10 days of the billing date, notify the Township that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.
3. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional ~~engineer~~ consultant licensed as such in the same field in this commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the ~~third engineer~~ outside professional consultant shall be presumed fair and reasonable and shall be the final estimate. In the event that ~~third engineer~~ an outside professional consultant is so chosen, fees for the services of said ~~engineer~~ consultant shall be paid equally by the Township of Londonderry and the applicant or developer.”

SECTION 5. Repealer.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Severability.

In the event any provisions, sections, sentences, clause, or part of this Ordinance Amendment shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance Amendment, it being the intent of the Board of Supervisors that the remainder of the Ordinance Amendment shall remain in full force and effect.

SECTION 7. Effective Date.

This Ordinance Amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Londonderry Township as provided by law.

(Remainder of Page Intentionally Blank)

DULY ORDAINED and ENACTED this **16th** day of **March**, 2021, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

**BOARD OF SUPERVISORS
LONDONDERRY TOWNSHIP**

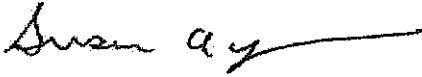
By:



Steve Letavic, Township Manager

CERTIFIED COPY

I hereby certify that the forgoing is a true and correct copy of the original Ordinance, Chapter 22 (Subdivision and Land Development), that was passed by the Londonderry Township Board of Supervisors on March 16, 2021.



Susan A. Yocum, Esquire
ECKERT SEAMANS CHERIN & MELLOTT, LLC
Solicitors