

ORDINANCE NO. 81

**ORDINANCE OF HAYCOCK TOWNSHIP, BUCKS COUNTY,  
PENNSYLVANIA, AMENDING THE HAYCOCK TOWNSHIP  
ZONING ORDINANCE TO PROVIDE THAT USE H. (17)  
MOBILE HOME FOR QUALIFYING FAMILY MEMBER  
SHALL BE PERMITTED ONLY BY CONDITIONAL USE  
AND PROVIDING STANDARDS FOR APPROVAL OF SUCH USE**

**BACKGROUND**

A. On or about September 26, 1994, the Board of Supervisors of Haycock Township adopted a new Zoning Ordinance amending the Haycock Township Zoning Ordinance of 1975.

B. On or about September 3, 1996, the Board of Supervisors of Haycock Township adopted Ordinance No. 76 creating a new accessory use: "H. (17) Mobile Home for Qualifying Family Member" as a use permitted by right.

C. The Board of Supervisors has determined that it is in the interests of the Township to provide that use H. (17), Mobile Home for Qualifying Family Member be permitted by conditional use approval rather than as a use by right.

D. In furtherance of the purposes and community development goals and objectives recited at Sections 102 and 105 of the Amended Zoning Ordinance and, specifically, the objectives of Section 105(c), the Board of Supervisors of Haycock Township has determined that the following amendment to the Zoning Ordinance will promote the purposes and community development objectives stated therein and will afford an opportunity for residents of the Township to provide suitable housing for family members as defined in Section 1.a., hereof.

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Haycock Township, upon recommendation of the Haycock Township Planning Commission and the Bucks County Planning Commission that the Haycock Township Zoning Ordinance is hereby amended as follows:

1. Section, 404.H.(17) "Mobile Home for Qualifying Family Member" is hereby amended to provide as follows:

"A free standing mobile home is permitted in addition to a primary residence on a property which otherwise meets the minimum lot requirements for a single family detached residence in the district in which it is located subject to the following conditions:

- a. This use shall be permitted only by conditional use approval pursuant to the provisions of Section 1108 of the Zoning Ordinance.
- b. The mobile home shall be occupied only by the parents, grandparents, or children of an owner of a property and the owner shall reside in the primary residence on the property.
- c. Only one (1) mobile home for qualifying family member shall be permitted on any one (1) property.
- d. The mobile home shall be no less than Four Hundred Eighty (480) square feet and no more than Eight Hundred (800) square feet in floor area.
- e. The mobile home shall be installed and located only to the side or rear of the principal residence and shall conform to the minimum side and rear yard requirements for principal structures in the zoning district.

- f. The provisions of all current municipal ordinances regulating mobile homes and regulations of the Bucks County Health Department shall be met.
- g. The area between ground level and the perimeter of the mobile home shall be enclosed by means of wood or aluminum skirting or other similar material.
- h. Each mobile home shall be placed on a permanent foundation of at least eight (8) poured concrete or masonry pillars set on a concrete base at least eight inches (8") thick. The pillars shall be spaced no more than ten feet (10') apart with the end piers being no farther than five feet (5') from the ends of the unit. The pillars shall be at least one foot by two feet (1'x2') in size and at least thirty-six inches (36") below grade. Each pillar shall have installed a tie-down ring to which the mobile home shall be secured.
- i. No permanent fences, walls or other structures shall be installed that may interfere with removal of the mobile home.
- j. Prior to the issuance of a use and occupancy permit, a certificate, in the form of an affidavit shall be presented to the Zoning Officer verifying that the occupant of the principal dwelling intends and will reside in the principal dwelling and that a qualifying family member as described above will occupy the mobile home for as long as both dwelling units are located on the property. The mobile home shall be removed from the property within ninety (90) days after it is no longer occupied by a person who is a

qualified family member as described herein.

2. Section 403, Table of Use Regulations, is hereby amended to show that use, H. (17), Mobile Home for Qualified Family Member, is designated as a use permitted as a conditional use in each of the zoning districts designated in the Table of Use Regulations.

3. Section 1108 of the Zoning Ordinance is hereby amended to insert a new section at Section 1108 d.(4)(aa) providing as follows:

Use H, (17) Mobile Home for Qualified Family Member

- (1) The applicant shall identify who will occupy the mobile home and such person's relationship to the owner.
- (2) The applicant shall provide satisfactory evidence from the Bucks County Health Department that the sewage disposal needs of the mobile home will be met in a manner consistent with Bucks County Health Department Regulations and the Regulations of the Pennsylvania Department of Environmental Protection.
- (3) The applicant shall submit a plan, drawn to scale, showing the location of all existing structures on the property, identifying their use and showing the proposed location of the mobile home. The plan must demonstrate how the applicant will comply with the requirement of Sections 404.H. (17) (c) (b) (e) (f) (g) and (h).
- (4) The Board of Supervisors shall attach such conditions to the approval of the application as it deems appropriate, including the condition that the applicant execute the certification required by Section 404.H>(17) (j) of this Ordinance.

4. All other terms and provisions of the Amended Haycock Township Zoning Ordinance shall remain in full force and effect.

5. This Ordinance shall take effect immediately upon adoption.

ORDAINED and ENACTED by the Board of Supervisors of Haycock Township on this 1<sup>st</sup> day of June, 1998.

ATTEST:

BOARD OF SUPERVISORS  
HAYCOCK TOWNSHIP

Nancy M. Yodis  
Nancy M. Yodis  
Township Secretary

Michael Lennard  
Michael Lennard, Chairman

Kathleen M. Babb  
Kathleen M. Babb, Vice Chairman

Earl D. Winters  
Earl D. Winters