period of one (1) year, and shall be subject to annual renewal with the cost of such permit to be determined by resolution of the Board of Supervisors.

SECTION 1139. KENNELS

A. The minimum lot area requirement shall be two (2) acres.

B. Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be located within the rear yard.

C. Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be a minimum of one-hundred (100) feet from all property lines.

D. Outdoor running areas shall be fenced in a manner which restricts access and provides for a full enclosure. All enclosures shall be a minimum of fifty (50) feet from all property lines.

E. All animal wastes shall be regularly removed and disposed from the premises.

F. All animals being boarded are prohibited from being outdoors between the hours of 9:00 P.M. and 7:00 A.M.

G. A noise barricade shall be constructed where any animal boarding building, pens, stalls, or runways are within two hundred (200) feet of any residential property.

SECTION 1140. LIQUOR (STATE) STORES

A. The subject tract shall front on and gain access from either an arterial, major collector, or minor collector road, or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design or improvement requirements.

B. No part of the subject property shall be located within three hundred (300) feet of any residential property line.

C. No part of the subject property line shall be within one thousand (1000) feet of any school, museum, library, playground, park, day care facility, or church property.

SECTION 1141. MANUFACTURING

A. All manufacturing shall have a minimum lot area of three (3) acres.

B. The lot width at the street right-of-way line shall be a minimum of three hundred (300) feet.

C. All buildings must be set back at least one hundred (100) feet from a street right-of-way line.

D. A buffer yard at least fifty (50) feet wide must be located on the park site in all situations where the site adjoins a residential use. This yard shall be naturally landscaped, have no imperious cover, and shall not be used for building, parking, loading or storage purposes.

E. Access shall be via an arterial or collector street. Traffic routes and exits shall be far enough from houses so that truck noise and vibration will be minimized.

F. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration, smoke, vapors and gases, electrical emissions and industrial wastes).

SECTION 1142. MEDICAL/DENTAL CLINIC

A. All clinics shall have a minimum lot area of three (3) acres.

B. The lot width at the street right-of-way line shall be a minimum of two hundred (200) feet.

C. Access shall be via an arterial or collector street.

D. Public sewer and public water approved by the Pennsylvania Department of Environmental Protection must be utilized.

E. Appearance should be harmonious with adjoining properties. This feature includes but is not limited to: landscaping, height control, sign control, building coverage, and architectural controls.

F. Buffers and screens shall be provided as accessory to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings, and open spaces.

G. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may be permitted as part of the clinic facility, subject to the following specific conditions:

1. All entrances to parts of the building in which these accessory services are

provided shall be from within the building and any direct access from the street is prohibited.

2. The hours during which these services are provided shall be no greater than or the same as those during which medical practitioners are receiving patients.

3. Signs or other evidence advertising or indicating the provision of these services visible from outside the building are prohibited; except that there may be erected one sign not exceeding two (2) square feet in area attached to the building, any illumination thereof being white, nonflashing, and limited to an enclosed lamp design.

SECTION 1143. MIGRANT WORKER CAMPS

A. Where permitted, migrant worker camps shall have a minimum lot area, or land area exclusively appertaining thereto, of one thousand five hundred (1,500) square feet for every occupant quartered or intended to be quartered within the camp; shall have building located at least:

1. One hundred (100) feet from the centerline of any public thorough-fare, or adjoining property in separate ownership.

2. Two hundred (200) feet from any food processing facility or permanent dwelling.

3. Five hundred (500) feet from any structure quartering livestock or poultry.

B. Migrant worker camps shall conform to all rules and regulations of the Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Agriculture.

SECTION 1144. MINI STORAGE FACILITIES

A. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

B. Required parking spaces may not be rented as, or used for, vehicular storage. Additional external storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially-zoned or used land and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be

interpreted to permit the storage or partially dismantled, wrecked, or inoperative vehicles.

C. All storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area.

D. If limited access to lessors only is not provided, a resident manager shall be required to live on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. The actual dwelling of the resident manager shall comply with all of those requirements listed within the zoning district, and shall be entitled to all residential accessory uses provided in this Ordinance. Hours of operation shall be within 6:00 a.m. to 11:00 p.m. seven days a week.

E. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.

F. No door openings for any mini storage facilities shall be constructed facing any residentially-zoned property. No portion of the facility shall be on a slope over four (4%) percent.

G. Mini storage facilities shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited upon the site. The applicant shall adequately demonstrate that all mini storage facilities rental and/or use contracts shall specifically prohibit all these uses:

1. Auctions, commercial, wholesale or retail sales or processing, or manufacturing, or garage sales.

2. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.

3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.

4. The establishment of a transfer and storage business.

5. Any use that is noxious or offensive because of odors, dust, noise, fumes, vibrations, or other nuisances.

6. Research and development testing and other non-storage activities.

H. No off site glare of lights shall be allowed.

I. These facilities shall be located on and gain access from a rural major collector or any arterial road.

J. The perimeter of the facility shall be surrounded by the landscape buffer and shall have a six (6) feet fence along the inside of the buffer with a self locking gate.

SECTION 1145. MOBILE HOME PARKS

A. In districts where permitted as a Conditional Use, mobile home parks shall be subject to the following regulations and shall also comply with all applicable regulations of the Commonwealth of Pennsylvania.

1. The design and improvement of mobile home parks, including street, drainage, sewers, water, and the placement of mobile home units therein, shall be in accordance with the standards and requirements of the Subdivision and Land Development Ordinance of this Municipality.

2. Mobile homes located in a mobile home park must comply with the foundation requirements of a dwelling and shall be securely anchored. In cases where the perimeter of the mobile home is not enclosed by a permanent foundation, a permanent fire resistant "skirt" shall be attached to the outside face of the mobile home on all four (4) sides. Adequate ventilation may be provided for crawl space as long as adequate protection is made to prevent intrusion by rodents and other vermin.

3. No part of any park shall be used for non-residential purposes; except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park, excluding mobile home sales other than the sales of a unit located on a mobile home lot and connected to utilities.

B. Mobile homes shall not include, nor should they be confused with, sectional and/or pre-fabricated homes hauled on trucks or other vehicles.

1. Temporary Quarters - Mobile units providing temporary quarters either residential or commercial, shall not be permitted in any district except in an approved recreation vehicle park, or when authorized by the Board of Supervisors and for a limited period of time, and when so authorized, shall be subject to the approval of the Department of Environmental Protection and the following:

a. A temporary permit shall be required, and said permit, if issued shall indicate the period of time for which the exception was granted; and further that no temporary permit shall be issued for any period exceeding one year.

b. Any person, firm or corporation holding a legal temporary permit may apply for an extension of time, not to exceed ninety (90) days. Such application shall set forth the reason or reasons necessitating the extension.

c. The Board of Supervisors shall grant an extension of the temporary permit time limit, if in their opinion the applicant encountered unforeseen circumstances, deemed to be no fault of his own, in carrying out the operations for which the original temporary permit was issued; or if the permit covered residential use, the refusal of an extension would resuult in an undue hardship to the applicant.

C. A mobile home park shall consist of a minimum of ten (10) acres and each mobile home site or space within the park shall have an area meeting the development standards as herein required.

D. No mobile home shall be occupied until the Zoning Officer has verified that it has been connected to the sannitary sewer and water supply systems.

E. No mobile home lacking toilet and washing facilities or cooking or food storage facilities or any of these shall be permitted, nor shall any self-propelled vehicles used as living accommodations or travel trailers designed for temporary occupancy be permitted for residential purposes for a period exceeding fourteen (14) days.

F. It shall be unlawful for a mobile home to be removed from the Huntington Township until all taxes owed on the property or by the residents of the mobile home have been paid in full as verified by the Township tax collector.

G. It shall be unlawful for any person, corporate, or otherwise, to construct a new mobile home park or alter or extend any existing mobile home park in Huntington Township unless a valid permit has been issued.

1. The Board of Supervisors may grant a mobile home park permit for a period not to exceed twelve (12) months from the date of approval of such permit which shall be renewable by January 15 of each year thereafter. The Board of Supervisors or its duly authorized representative shall inspect each mobile home park prior to granting an annual permit for conformance with the

provisions of this Ordinance and any other applicable regulations. The permit fee shall be established by the Board of Supervisors.

2. It shall be incumbent upon the proprietor of a mobile home park to keep a register and to report therein the name of the person or head of family occupying each said mobile home, showing date of entry on said land, make and size of the mobile home, and the names of all persons living in said mobile home. Said register shall be subject to inspection periodically by the Board of Supervisors.

3. Every person holding a permit shall file a written notice to the Pennsylvania Department of Environmental Protection and the Huntington Township Board of Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of any interest in or control of any mobile home park.

4. Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provisions of this Ordinance or of any regulations adopted pursuant thereto, Board of Supervisors shall give written notice to the person to whom the township license was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in the township shall be suspended. At the end of such period, such mobile home park shall be inspected and if such conditions or practices have not been corrected, and the licenses have not requested a hearing, the Supervisors shall suspend the license and give notice, in writing, of such suspension to the person to whom the permit is issued.

5. The Board of Supervisors, Zoning Officer, or other authorized Township representative may inspect a mobile home park periodically to determine compliance with this Ordinance. As a result of such inspection, a notice for any violations of this Ordinance may be given.

H. Individual mobile home lots located in a mobile home park shall contain at least five thousand (5,000) square feet of lot area and shall not be less than fifty (50) feet wide at the building setback line.

I. All mobile home lots shall be given street numbers and all park streets shall be given names.

J. All mobile homes shall be located at least fifty (50) feet from any street right-of-way which abuts a mobile home park boundary and at least thirty-five (35) feet from any other boundary of the park.

K. There shall be a minimum distance of fifteen (15) feet between an individual mobile home including accessory structures attached thereto and adjoining pavement of a park street or common parking area or other common areas.

L. No mobile home or patio on a mobile home lot shall be located closer than ten (10) feet from any internal lot line of the park.

M. Each mobile home park shall be provided with at least two (2) points of ingress and a distance of at least two hundred (200) feet shall be maintained between centerline of access streets.

N. All mobile home parks shall be provided with safe and convenient access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography. All streets within a mobile home park shall be privately owned and maintained.

O. Off-street parking areas shall be provided in all mobile home park for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobile home lot.

P. Each off-street parking space shall contain at least two hundred (200) square feet and shall not exceed a distance of one hundred fifty (150) feet from the mobile home lot that it is intended to serve.

Q. All mobile homes shall be connected to centralized sewer and water systems approved by the Department of Environmental Protection.

R. All mobile home parks shall have underground electrical distribution systems which shall be installed and maintained in accordance with the local electric power company's specifications regulating such systems.

1. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

2. All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors of other approved metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

S. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

T. Liquified petroleum gas sytems provided for mobile homes, service building or other structures shall include the following:

1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

3. All LPG piping outside the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas liquid form shall not be conveyed through piping equipment and systems in mobile homes.

4. Any vessel containing liquified petroleum gas shall be securely but not permanently fastened to prevent accidental overturning.

5. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specifically approved by the Board of Supervisors.

U. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the following regulations:

1. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

2. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.

3. All fuel storage tanks or cylinders shall be securely placed and shall not be closer than ten (10) feet from any mobile home exit.

4. Storage tanks located in areas subject to traffic shall be protected against physical damage.

5. Storage tanks shall not be placed partially or totally underground.

V. All mobile home parks shall provide not less than ten (10%) percent of the total land area for usable open space purposes. Usable open space shall be so located

as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents, and suitable for the purpose for which it is intended.

W. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects or other pests harmful to man.

X. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a width of five (5) feet and be improved with all weather materials.

Y. A fire extinguisher shall be provided in each public service building. All fire extinguishers shall be in operable condition.

Z. Provisions shall be made by the park operator to have garbage and waste collected at least once every week.

AA. Individual tenants at the mobile home park may construct attached enclosures or covered patios to individual mobile homes, provided that such enclosure does not exceed the slab area, is confined to same, and meets provisions of this and all other Township Ordinances.

BB. All means of ingress, egress, walkways, streets and parking lots shall be adequately lighted.

CC. No part of any mobile home park shall be used for a non-residential purpose, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.

DD. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.

EE. Every mobile home shall be anchored to prevent uplift or overturning of the mobile home.

1. Every mobile home shall be firmly anchored to withstand lateral wind pressures in excess of ten (10) pounds per square foot.

2. The dead load resisting moment of a mobile home shall not be less than one and one-half (1-1/2) times the overturning moment due to wind and other lateral forces. The foundation and superimposed earth loads may be included provided the anchorage is sufficient to develop these weights.