

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

PART 1

REGULATION OF MOBILE HOMES AND MOBILE HOME PARKS

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PART 1

REGULATION OF MOBILE HOMES AND MOBILE HOME PARKS

§101. DEFINITIONS.

As used in this Part:

MOBILE HOME - any vehicle or similar portable structure designed for use as a conveyance upon highways, having no foundation other than wheels or removable jacks and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

MOBILE HOME PARK - any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

PERSON - any individual, firm, partnership, corporation, company or association.

(Ord. 270, 9/7/1971, §1)

§102. SINGLE MOBILE HOMES.

Hereafter, no person shall place, cause or, in the case of an owner or occupier of land, permit to be placed a mobile home on any private or public property within the Borough of New Oxford without having first obtained a permit for the same.

- A. Application for a permit shall be made to the Council and shall contain the following information, verified by oath or affirmation:
 - (1) The proposed location or address where the mobile home is to be placed.
 - (2) The dimensions of the lot whereon the mobile homes is to be placed.
 - (3) The style or model, dimensions and certificate of title number of the mobile home.
 - (4) Whether or not the mobile home has a flush toilet, sink and other plumbing facilities.
 - (5) Whether or not application has been made for Borough water and sewer service.
 - (6) The name and address of the applicant.
- B. The application shall be accompanied by a fee in an amount to be established from time to time by resolution of Borough Council. [Ord. 384]

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- C. Upon receipt of the application, the Council shall make an investigation to determine if the facts set forth in the application are true and whether the safety, welfare, and health of the Borough would not be affected by the placing of the mobile home. After investigation, the Council shall issue a permit if it is satisfied that the application is true, that the health, safety and welfare of the Borough would not be adversely affected by the placing of the mobile home on the proposed location. However, no permit shall be issued if:
- (1) The mobile home would constitute a nuisance, fire, insect or rodent hazard; open space beneath the mobile home must be closed by ventilated.
 - (2) The proposed location contains less than 10,000 square feet; and no part of the mobile home may be within 15 feet of adjacent property line.
 - (3) Applicant fails to present petitions showing consent of owners of at least 70% of the property within 200 feet of the proposed location.
 - (4) Mobile home fails to meet all applicable provisions of Building Code.
- D. Mobile homes violating this Section are hereby declared to be nuisances and may be abated by appropriate action of the Borough Council.

(Ord. 270, 9/7/1971, §2; as amended by Ord. 384, 6/7/1999)

§103. MOBILE HOME PARKS.

Hereafter, no person shall construct, maintain or operate or cause or, in the case of an owner or occupier of land, permit to be constructed, maintained or operated a mobile home park within the Borough of New Oxford without having first obtained a permit for same.

- A. Application for a permit shall be made to the Council and shall contain the following information, verified by oath or affirmation:
- (1) The name and address of the applicant.
 - (2) The interest of the applicant in 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 Part and regulations promulgated thereunder.
 - (4) Such further information as may be requested by the Council to enable them to determine that the proposed mobile home park will comply with legal requirements.
- B. Permits must be renewed annually. Applications for renewal shall contain the following information:

- (1) Any change in the information submitted since the time the original permit was issued or the latest renewal granted.
 - (2) Such other information as the Council may require.
- C. The annual fee for a permit shall be in an amount as established from time to time by resolution of Borough Council. [Ord. 384]
- D. A complete plan, for the purpose of obtaining a permit to be issued by the Council shall show:
- (1) The area and dimensions of the tract of land.
 - (2) The number, location and size of all mobile home spaces.
 - (3) The location and width of roadways and walkways.
 - (4) The location of service buildings and any other proposed structures.
 - (5) The location of water and sewer lines.
 - (6) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park.

(Ord. 270, 9/7/1971, §3; as amended by Ord. 384, 6/7/1999).

§104. MOBILE HOME PARK REQUIREMENTS.

For the purpose of this Section, "dependent mobile home" means a mobile home which does not have a flush toilet and a bath or shower. "Independent mobile home" means a mobile home which does have a flush toilet and a bath or shower.

- A. Location, Space and General Layout.
- (1) 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.
 - (2) 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.

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- (3) Each independent mobile home space shall contain a minimum of 2,500 square feet and shall be at least 40 feet wide. Each dependent mobile home space shall contain not less than 1,000 square feet and shall be at least 25 feet wide. Every mobile home space shall abut on a driveway or other clear area with unobstructed access to a public street. Such spaces shall be defined. Mobile homes shall be parked in such spaces so that there will be a minimum of 15 feet between mobile homes and so that no mobile home will be less than 15 feet from the exterior boundary of the mobile home park. Independent mobile home spaces in existence on the effective dates of this Part, which have a width or area less than the minimum prescribed above, may continue to operate for a period not to exceed 5 years from the effective date of this Part; provided, that the Council finds:
- (a) That immediate compliance with such minimum width and area requirements would constitute an unreasonable hardship.
 - (b) That the owner is undertaking action reasonably calculated to comply with such requirements during the time prescribed herein.

Upon such finding, the Council may issue a temporary permit pending such corrective action.

- (4) It shall be unlawful to locate a mobile home less than 25 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.
- (5) It shall be unlawful to allow:
- (a) Any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home space; or,
 - (b) An independent mobile home to be located on a dependent mobile home space.
 - (c) Any mobile home to be occupied in a mobile home park if said mobile home does not comply with all applicable provisions of the Building Code.
- (6) 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.
- (7) 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.
- (8) Outside drying spaces, or other clothes drying facilities shall be provided. When central outdoor clothes drying space is provided; a minimum of 2,500

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.

B. Service Buildings.

- (1) Each mobile home park shall be provided with at least one service building adequately equipped with flush type toilet fixtures and other sanitary facilities as required in this Part. No service building shall contain less than one toilet for females, one toilet for males, one lavatory and shower or bathtub for each sex, and one laundry tray.
- (2) All sanitary facilities required to be provided by this Section shall be located in a service building.
- (3) Every mobile home park that accommodates dependent mobile homes shall provide not less than the following facilities:
 - (a) For not more than 10 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 excreta, 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.
 - (b) For more than 10 dependent mobile homes, the following additional fixtures shall be provided: one lavatory and one shower or bathtub for each sex for every additional 10 dependent mobile homes or fraction thereof; one water closet for females for every additional 10 dependent mobile homes or fraction thereof; one water closet for males for every additional 15 dependent mobile homes or fraction thereof; provided that urinals may be substituted for not more than 1/3 of the additional water closets required under this subsection.
- (4) Dependent mobile home spaces shall be not more than 200 feet from a service building.
- (5) Service buildings shall:
 - (a) Be located 15 feet or more from any mobile home space and where dependent mobile homes are accommodated not more than 200 feet from a dependent mobile home space.
 - (b) Be of permanent construction, and be adequately lighted.

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- (c) Be of moisture-resistant material, to permit frequent washing and cleaning.
 - (d) Have adequate heating facilities to maintain a temperature of 70° Fahrenheit during cold weather and to supply adequate hot water during time of peak demands.
 - (e) Have all rooms well ventilated, with all openings effectively screened.
 - (f) Provide separate compartments for each bathtub or shower and water closet, and a sound resistant wall to separate male and female toilet facilities.
- (6) 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.
- (7) A laundry unit shall consist of not less than one laundry tray and one closet washing machine.

C. Water Supply.

- (1) Public water connections shall be made and its supply shall be used exclusively.
- (2) The water system of the mobile home park shall be connected by pipes to all buildings and all mobile home spaces.
- (3) All water piping shall be constructed and maintained in accordance with State and local law; the water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
- (4) Where drinking fountains are provided for public use, they shall be of a type and in locations approved by the Council.
- (5) 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. The mobile home park water system shall be adequate to provide 20 pounds per square inch of pressure at all mobile home connections.

D. Sewage Disposal.

- (1) All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations. All mobile homes shall be connected to the Borough sewer system.

- (2) 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. Such individual mobile home connections shall be so constructed that they can be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.
- (3) Sewer lines shall be constructed in accordance with plans approved by Council and in accordance with the recommendations of such Council. All sewer lines shall be adequately vented, and shall be laid with sufficient earth cover to prevent breakage from traffic.

E. Refuse Disposal.

- (1) The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- (2) All refuse shall be stored in flytight, watertight, rodent proof containers, which shall be located not more than 150 feet from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- (3) Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

F. Insect and Rodent Control.

- (1) Insect and rodent control measures to safeguard public health as required by the Council shall be applied in the mobile home park.
- (2) Effective larvicidal solutions may be required by Council for fly or mosquito breeding areas which cannot be controlled by other, more permanent measures.
- (3) The Council may require the mobile home park operator to take suitable measures to control other insects and obnoxious weeds.
- (4) Accumulations of debris which may provide harborage for rodents shall not be permitted in the mobile home park.
- (5) When rats or other objectionable rodents are known to be in the mobile home park, the park operator shall take definite action, as directed by the Council, to exterminate them.

G. Electricity; Exterior Lighting.

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- (1) 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 lie on the ground, or to be suspended less than 18 feet above the ground.
 - (2) Public streets, driveways and walkways shall be lighted at night with a minimum illumination of at least 0.4 feet candles.
- H. Fuel. All piping from outside fuel storage tanks or cylinders to mobile homes shall be copper or other acceptable metallic tubing and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than 5 feet from any mobile home exit.

(Ord. 270, 9/7/1971, §4)

§105. MOBILE HOME PARK PERMIT.

Upon being satisfied that all requirements of this Part have been met, the Council shall issue, or reissue a permit for a mobile home park. The permit shall be nontransferable.

- A. If, during the term of a permit, inspection reveals noncompliance with this act, the Council shall give the permittee notice of the discrepancy or condition of noncompliance, which notice shall state that the condition must be remedied within 72 hours or such other reasonable time as the Council may decide. If the condition is not remedied, the Council may declare the permit forfeited.
- B. Any mobile home park or mobile home within said park which does not comply with the requirements of this Part is hereby declared to be a nuisance and may be abated by proper action of the Council.

(Ord. 270, 9/7/1971, §5)

§106. PENALTIES.

Any person who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine not to exceed \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(Ord. 270, 9/7/1971, §6; as amended by Ord. 384, 6/7/1999)