

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

Part 1

Mobile Homes and Mobile Home Parks

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PART 1

MOBILE HOMES AND MOBILE HOME PARKS

§14-101. Purpose.

The purpose of this Part shall be to provide for the planning and siting of mobile homes and mobile home parks in such manner that will eliminate and prevent health and safety hazards; will promote the economical and orderly development and utilization of land; will preserve natural and scenic values; will not create a traffic hazard or otherwise impair the function and amenity of the mobile home occupants and/or the surrounding neighborhood.

(Ord. 27, 1/19/1976, §1)

§14-102. Definitions.

Unless other expressly stated, the following words and phrases shall be construed throughout this Part to have the meanings herein indicated.

ACCESSORY STRUCTURE – any structural addition to a mobile home which includes awnings, carports, porches, storage cabinets and similar appurtenant structures.

BOARD – the Board of Supervisors of Oxford Township, Adams County, Pennsylvania.

CERTIFICATE – any written approval required by law from any governmental agency other than the Township. The term shall include any approval required from any governmental agency, by law, under the then existing laws and regulations. [Ord. 2003-31]

COMMON RECREATION AREA – any area or space designated for joint use of tenants occupying a mobile home park.

COMMUNITY SYSTEM (WATER OR SEWERAGE) – a central system which serves all living units and is not publicly owned.

DENSITY – the number of mobile home stands per gross acre.

LOT – a parcel of land for the placement of a mobile home and the exclusive use of its occupants.

LOT AREA – the total area reserved for exclusive use of the occupants of a mobile home.

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LOT LINE – a line bounding the lot as shown on the accepted plot plan.

MOBILE HOME – a single-family dwelling designed for transportation after assembly and fabrication, on streets and highways on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing and sanitary facilities as immobile housing.

MOBILE HOME PARK – any plot of ground upon which two or more mobile homes, occupied or intended to be occupied, for dwelling or sleeping purposes, are located. A small mobile home park is a mobile home park upon which not more than five mobile homes, occupied or intended to be occupied for dwelling or sleeping purposes are located.

MOBILE HOME SPACE – a plot of ground within a mobile home park designated for the accommodation of one mobile home.

OCCUPIED AREA – that area of an individual mobile home lot which has been covered by a mobile home and its accessory structures.

OWNER – any individual, firm, trust, partnership, corporation, company, association, or other entity.

PERMIT – a written approval as issued by the Board, authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Part.

PLANNING COMMISSION – the Planning Commission of the Township.

POWER SUPPLY ASSEMBLY – the conductors, including the grounding conductors, insulated from one another, the connectors, attachment plug caps, and all other fittings, grommets, or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home.

PUBLIC SYSTEM (WATER OR SEWERAGE) – a system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority.

RIGHTS-OF-WAY – the area, either public, or private, over which the right of passage exists.

SERVICE BUILDING – a building housing toilet, lavatory and such other facilities as may be required by this regulation.

SERVICE EQUIPMENT – the necessary equipment, usually consisting of circuit breaker or switch and fuses and their accessories located near the point of entrance of supply conductors to or in a building or mobile home and intended to

constitute the main control and means of cutoff for the supply to that mobile home or building.

SEWER CONNECTION – a connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

SEWER RISER PIPE – that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

SMALL MOBILE HOME PARK – see "mobile home park."

STAND – that part of an individual mobile home lot which has been reserved for the placement of a mobile home.

TOWNSHIP – Oxford Township, Adams County, Pennsylvania.

WATER CONNECTION – all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE – that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

WATER SERVICE PIPE – all pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

(Ord. 27, 1/19/1976, §2; as amended by Ord. 2003-31, 10/21/2003, §1)

§14-103. Permits and Certificate of Registration.

1. Permits Required. It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the Township without appropriate certificates and a permit issued by the Township.
2. Application to the Township. An application for a permit shall be filed with the Board substantially in the form prescribed by this Part. An application shall be accompanied by the proper filing fee and copies of all applications for appropriate certificate filed with any other governmental agency.
3. Renewal Permits. Renewal permits shall be issued by the Board upon furnishing proof by the applicant that his park continued to meet the standards prescribed and all other appropriate governmental agencies of competent jurisdiction. A representative of the Board may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Part. The permit shall

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be conspicuously posted, in the office or on the premises of the mobile home park at all times.

4. Compliance of Existing Mobile Home Parks. Mobile home parks in existence at the date of adoption of this Part and being duly authorized to operate as same by the governmental agencies, may be continued so long as they otherwise remain lawful.
 - A. Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of this Part.
 - B. Any existing mobile home park which in the opinion of the Board creates a fire or health hazard, shall be required to comply with this Part within a reasonable period of time as determined by the Board.
5. Individual Mobile Homes. Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home park permit; however, they shall be required to obtain a building permit as prescribed by Chapter 13, Part 6.
 - A. Individual mobile homes shall comply with all other applicable ordinances and regulations that govern single-family homes in this Township.

(Ord. 27, 1/19/1976, §3)

§14-104. Fees.

1. The initial permit fee for each mobile home park shall be in an amount as established from time to time, by resolution of the Board of Supervisors and due when the plot plan is filed.
2. The annual renewal permit fee for each mobile home park shall be in an amount as established from time to time, by resolution of the Board of Supervisors.
3. The fee for transfer of a permit shall be in an amount as established from time to time, by resolution of the Board of Supervisors.

(Ord. 27, 1/19/1976, §4; as amended by Ord. 2003-33, 10/21/2003, §1)

§14-105. Application for Permit and Plan Requirements.

1. Application for the mobile home park permit shall be filed in triplicate with the Board. The application shall be in writing, signed by the owner and shall include the following:
 - A. The name and address of the owner.

- B. The location and legal description of the mobile home park.
 - C. A complete plan of the park in conformity with the requirements of this §105 of this Part.
 - D. Plans and specifications of buildings, improvements and facilities constructed or to be constructed within the mobile home park.
 - E. Such further information as may be requested by the Board and/or the Planning Commission to enable it to determine if the proposed park will comply with legal requirements.
- 2. The Board shall submit a copy of the application and plans to the Planning Commission for their review and recommendation.
 - 3. Upon the recommendation of the Planning Commission, the Board shall consider the application and mobile home park plan to determine compliance with the provisions hereof. Upon favorable determination of same, and upon being furnished a copy of the appropriate certificates and payment of the fee prescribed herein, said Board shall issue a mobile home park permit to the owner which shall be valid for a period of 1 year thereafter.
 - 4. The plan of a proposed mobile home park shall be clearly and legibly drawn to a scale of not less than 1 inch to 50 feet and not more than 1 inch to 100 feet.
 - 5. Mobile home park plans shall be prepared by a registered surveyor or engineer, landscape architect, land planner or other similarly qualified person.
 - 6. The plan shall show:
 - A. Name of the proposed mobile home park.
 - B. North point, graphic scale and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision, if any.
 - C. Name of record owner and developer.
 - D. Name and address of registered surveyor or engineer, landscape architect, land planner or other similarly qualified person responsible for the plan.
 - E. Names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.
 - F. A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, Township boundaries, and recorded subdivision plans existing within 1,000 feet of any part of the property.

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- G. Total tract boundaries of the property being plotted showing bearings and distances, and a statement of total acreage of the property.
 - H. All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, water courses, and significant manmade or natural features within the proposed mobile home park and within 50 feet from the boundaries of the proposed mobile home park.
 - I. All existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed mobile home park.
 - J. Location and elevation of the datum to which contour elevations refer; where reasonably practicable, datum used shall be a known, established bench mark.
 - K. The number, location and size of each mobile home lot referenced to a schedule giving the size of the mobile home unit proposed for each lot.
 - L. Contour lines of existing proposed finished grades at vertical intervals of 2 feet.
 - M. Profiles of natural and finished grades of access and collector streets shall be given to the scale of 1 inch to 10 feet horizontal and 1 inch to 1 foot vertical.
 - N. Designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of appropriate governmental agencies:
 - O. The location and-datum levels of water and sewer lines and riser pipes.
 - P. Plans and specifications of the water supply and refuse and sewage disposal facilities.
 - Q. Plans and specifications of buildings constructed or to be constructed within the mobile home park.
 - R. The location and details of lighting and electrical systems.
7. In cases of small mobile home parks the requirements of subsections (I), (J), (L), (M) and (Q) may be omitted.

(Ord. 27, 1/19/1976, §5)

§14-106. Environmental, Open Space and Access Requirements.

1. Site Location.
 - A. A mobile home park shall be located only upon property designated for that use by the appropriate public planning agency.
 - (1) Except as approved, 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.
 - B. Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to predictable sudden flooding, or erosion shall be used for any purpose which would expose persons or property to hazards.
2. Site Drainage Requirements.
 - A. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
 - B. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the appropriate governmental agencies.
 - C. No waste water from any plumbing fixture or sanitary sewer line shall be deposited upon the ground surface in any part of a mobile home park.
3. Soil and Ground Cover Requirements.
 - A. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
 - B. Park grounds shall be maintained free of vegetative growth, which is poisonous or which may harbor rodents, insects, or other pests harmful to man.
4. Lot Requirements, Setbacks, Recreation Areas and Screening.
 - A. The maximum density of mobile homes shall be regulated by minimum lot size, separation requirements and recreation area requirements as set forth below.

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- B. Each lot shall contain at least 10,000 square feet of area with a frontage width of not less than 75 feet, exclusive of easements, with the exception of lots containing mobile homes that are larger than standard size, commonly known as double-wide homes, for which a minimum of 15,000 square feet of area with a frontage width of not less than 85 feet, exclusive of easements, shall be required. [Ord. 2002-22]
 - C. Mobile homes shall be located at least 50 feet from any mobile home park property boundary line abutting a public street or highway right-of-way and at least 30 feet from any other boundary line of the mobile home park. [Ord. 11/-/1999]
 - D. There shall be a minimum distance of 30 feet between an individual mobile home, including accessory structures, and adjoining pavement of a mobile home park street, common parking area or other common areas. [Ord. 11/-/1999]
 - E. Mobile homes shall be separated from each other and from service buildings and other structures by at least 30 feet provided that mobile homes placed end-to-end may have a clearance of 20 feet where opposing rear walls are staggered. An accessory structure which has a horizontal area extending 25 square feet shall, for purposes of this separation requirement, be considered to be part of the mobile home.
 - F. A common recreation area or areas shall be provided as set forth in Chapter 22 [Subdivision and Land Development] §22-407(7)(A)(7). [Ord. 2003-31]
 - G. Screening of evergreen plantings, not less than 6 feet high, shall be provided by the owner along all property and street boundaries of a mobile home park.
5. Streets. The general requirements and design standards for street layout, street design and street names shall be in accordance with the Township Subdivision and Land Development Regulations [Chapter 22].
6. Walks.
- A. All mobile home parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
 - B. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of 3 1/2 feet.

- C. All mobile home stands shall be connected to common walks, or to streets, or to driveways or to parking spaces. Such individual walks shall have a minimum width of 2 feet.
7. The Mobile Home Lot.
- A. The limits of each lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.
 - B. The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs, such as cast-in-place concrete "dead men," eyelets embedded in concrete screw augers or arrow head anchors shall be placed at each corner of the stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds. Individual mobile homes or individual lots shall be placed upon concrete pads of not less than 3 inches thickness under the entire home, and open space between the mobile home floor and the pad shall be suitably totally enclosed.
 - C. Improved drive ways shall be provided on lots where necessary for convenient access to mobile homes. The minimum width of such driveways shall be 20 feet. [Ord. 11/-/1999]
 - D. The design criteria for automobile parking shall be two onlot parking spaces for each mobile home lot. [Ord. 11/-/1999]
 - E. Lighting shall be designated to produce a minimum of 0.1 foot candle throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot candle.

(Ord. 27, 1/19/1976, §6; as amended by Ord. 11/-/1999, §§1-5; by Ord. 2002-22, 3/19/2002, §1; and by Ord. 2003-31, 10/21/2003, §1)

§14-107. Water Supply and Distribution System.

- 1. General Requirements. An adequate supply of water shall be provided for mobile homes, service buildings, and other accessory facilities as required by this Part. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Department of Environmental Protection or other authorities having jurisdiction. [Ord. 2003-31]

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2. Source and Volume of Supply.
 - A. The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.
 - B. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
 - C. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
 - D. Water supply treatment, if necessary, shall be in accordance with the requirements of the Department of Environmental Protection. [Ord. 2003-31]
3. Water Storage Facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.
4. Water Distribution System.
 - A. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.
 - B. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of back-flow or back-siphonage.
 - C. The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring a potable water supply.
 - D. Where a public supply of water is provided, a fire hydrant system shall be provided and shall permit the operation of a minimum of two 1 1/2 inch hose streams. Each of two nozzles, held 4 feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the mobile home park. Fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the park.

- E. Water mains, if installed parallel to sewer lines, shall be separated, whenever possible, at least 10 feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure watertightness prior to backfilling.

5. Individual Water-Riser Pipes and Connections.

- A. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
- B. The water-riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least 4 inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
- C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- D. A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Underground stop and waste-valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

(Ord. 27, 1/19/1976, §7; as amended by Ord. 2003-31, 10/21/2003, §1)

§14-108. Sewage Collection and Disposal.

- 1. An adequate and safe sewerage system shall be provided in all mobile home parks for conveying and disposing of all sewage. Wherever feasible, connection shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with the Department of Environmental Protection regulations. [Ord 2003-31]
- 2. Sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system at a safe distance (See §14-107(4)). Sewers shall be at a grade which will insure a velocity of 2 feet per second when flowing full. The system shall be designed adequate for a minimum flow of 150 gallons per day per lot. All sewer lines shall be constructed of materials approved by the Board of Supervisors, shall be adequately vented, and shall have watertight joints.

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3. Each stand shall be provided with a 4 inch diameter sewer riser pipe. The sewer riser pipe shall be located in vertical line with the mobile home drain outlet.
 - A. The sewer connection (see definition) shall have a nominal inside diameter of 3 inches, and the slope of any portion thereof shall be at least 1/4 inch per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight.
 - B. All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent, and durable. The inner surface shall be smooth.
 - C. Provisions shall be made for adequately sealing the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least 4 inches above ground elevation.
4. Sewer Treatment and/or Discharge. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the appropriate governmental agencies prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the appropriate governmental agencies.

(Ord. 27, 1/19/1976, §8; as amended by Ord. 2003-31, 10/21/2003, §1)

§14-109. Solid Waste Disposal System.

1. The storage, collection and disposal of refuse in every mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
2. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
3. Refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.
4. The burning upon the premises of any paper, boxes, garbage, leaves or other disposable material is prohibited.
5. Refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from Township or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(Ord. 27, 1/19/1976, §9)

§14-110. Electrical Distribution System.

1. General Requirements. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the local electrical power company's specifications and approvals regulating such system.
2. Power Distribution Lines.
 - A. Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of 3 feet between overhead wiring and any mobile home, service building or other structure.
 - B. All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and installed in conduit, specially designed for the purpose. Such conductors shall be located not less than 1 foot radial distance from water, sewer, gas or communications lines.
3. Individual Electrical Connections.
 - A. Each lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 200 amperes.
 - B. The mobile home shall be connected to the outlet receptacle by an approved power supply assembly and permanent wiring method.
4. Required Grounding. 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 or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

(Ord. 27, 1/19/1976, §10)

§14-111. Gas Distribution System.

Gas supply systems, where available for a mobile home park, shall comply with the provisions of the state regulations governing equipment, installation, volume of supply, shut off valves, connectors, mechanical protection and location of equipment.

(Ord. 27, 1/19/1976, §11)

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§14-112. Fuel Oil Distribution Systems.

1. Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Piping installed below ground shall have a minimum earth cover of 18 inches.
2. Piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.
3. Fuel oil storage tanks or cylinders shall be installed underground and not located inside or beneath any mobile home or accessory structure, or less than 5 feet from any mobile home exit.
4. Every tank shall be vented by a vent not less than 1 1/4 inch iron pipe size, so designed and installed to prevent entrance of rain or debris.
5. A shut-off valve located immediately adjacent to the gravity feed connection of a tank shall be installed in the supply line to the mobile home
6. Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used.
7. Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil on the ground.

(Ord. 27, 1/19/1976, §12)

§14-113. Fuel Supply and Storage.

1. Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than twenty-five or more than 100 pounds LP-Gas capacity, and shall abide by State regulations.
2. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure.
3. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than 5 feet from any mobile home.

(Ord. 27, 1/19/1976, §13)

§14-114. Telephone and Television.

1. When telephone service to stands is provided, the distribution systems shall be underground.
2. Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to stands shall be underground, and in general accord with the placement of the electrical distribution system.

(Ord. 27, 1/19/1976, §14)

§14-115. Service Building and Other Community Facilities.

1. General. The requirements of this §14-115 shall apply to service buildings, recreation buildings and other community service facilities such as:
 - A. Management offices, repair shops and storage areas.
 - B. Sanitary facilities.
 - C. Laundry facilities.
 - D. Indoor recreation areas.
 - E. Commercial uses supplying essential goods or services for the exclusive use of park occupants.
2. Community Sanitary Facilities. Every mobile home park shall be provided with the following emergency sanitary facilities: for each 100 lots, or fractional part thereof, there shall be two segregated flush toilets and two lavatories, one for each sex. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.
3. Permanent Buildings.
 - A. The structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive element. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
 - B. Rooms containing sanitary or laundry facilities shall:
 - (1) Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of

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dense, non-absorbent, waterproof material or covered with moisture resistant material.

- (2) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10% percent of the floor area served by them.
- (3) Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
- (4) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- (5) Illumination levels shall be maintained as follows:
 - (a) General seeing tasks – 5 foot candles.
 - (b) Laundry room work area – 40 foot candles.
 - (c) Toilet room, front of mirrors – 40 foot candles.
- (6) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

(Ord. 27,1/19/1976, §15)

§14-116. Fire Protection.

1. Mobile home parks and each lot shall be kept free of litter, rubbish and other flammable materials.
2. Portable fire extinguishers rated for Classes B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factor Mutual rating shall not be less than six.
3. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
4. Fire hydrants shall comply with §14-107(4).

(Ord. 27, 1/19/1976, §16)

§14-117. Insect and Rodent Control.

1. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the appropriate governmental agencies.
2. The community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
3. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one floor above the ground during construction periods, after which all such materials shall be removed from open areas of the park.
4. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
5. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

(Ord. 27, 1/19/1976, §17)

§14-118. Management and Supervision.

Responsibilities of the park management. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Part and shall provide adequate management and supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition and shall:

- A. Supervise the placement of each mobile home stand which includes securing its stability and installing all utility connections.
- B. Give the Board or its representatives free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspections.
- C. Maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
- D. Notify the appropriate governmental agencies immediately of any suspected communicable or contagious disease within the park.

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- E. Notify the park residents of all applicable provisions of this Part and inform them of their duties and responsibilities relating to the need for sanitary conditions, the property placement of mobile home units, the control of pets, the prior approval of porches, skirtings, awnings and accessory structures, the periodic storage of garbage, and maintaining of fire extinguishers.

(Ord. 27, 1/19/1976, §18)

§14-119. Revocation of Permit.

1. Whenever, upon inspection of any mobile home park, the Board determines that there are reasonable grounds to believe that conditions or practices exist which are in violation of any provision of this Part, or of any regulations adopted pursuant thereto, the Board or their representative shall give notice in writing to the person to whom the permit was issued, advising them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate shall be suspended. At the end of such period, such mobile home park shall be reinspected and, and if such conditions or practices have not been corrected, the Board shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued.
2. Whenever the Board finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary and proper to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Part, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately.

(Ord. 27, 1/19/1976, §19)

§14-120. Waiver.

The Board reserves the right to waive or alter the requirements of this Part in particular cases where, in the opinion of the Board, the public good shall be promoted by said waiver or alteration.

(Ord. 27, 1/19/1976, §22)

§14-121. Penalties.

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Proce-

dure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. 8/6/1999; as amended by Ord. 2003-31, 10/21/2003, §1)