

Chapter 118

MOBILE HOMES AND MOBILE HOME PARKS

[HISTORY: Adopted by the Board of Supervisors of the Township of West Earl at time of adoption of Code; see Ch. 1, General Provisions, Art. I. Amendments noted where applicable.]

GENERAL REFERENCES

Subdivision and land development — See Ch. 155.

Zoning — See Ch. 184.

§ 118-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

LICENSE — The written approval, as issued by the Township Secretary, authorizing a person to operate and maintain a mobile home park under the provisions of this chapter.

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 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 has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

OWNER — Any individual, firm, trust, partnership, corporation, company, association or other legal entity which rents or leases mobile home lots in a mobile home park.

SERVICE BUILDING — A structure which contains operational, office, recreational, sanitary, maintenance or other facilities built for the use of the mobile home park residents or owner.

SEWER CONNECTION — All pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

SEWER RISER PIPE — That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

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 on 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.

§ 118-2. License required; posting; expiration.

It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the township unless he holds a license issued by the Township Secretary in the name of such person for the specific maintenance, construction, alteration or extension proposed. The license shall be conspicuously posted in the office or on the premises of the mobile home park at all times. Licenses shall be valid for a period of one year and are not transferable.

§ 118-3. License application.

The applicant shall submit an application to the Township Secretary, using a form furnished by the Board of Supervisors, for a license to operate a mobile home park in the township and pay all required fees. The applicant shall demonstrate compliance with all provisions of this chapter and other township ordinances, and the township shall not be required to grant a license for the maintenance, establishment or alteration of any mobile home park which is not in compliance with the requirements of this chapter and other township ordinances.

§ 118-4. License renewal.

The license shall be renewed by the Township Secretary upon furnishing of proof by the applicant that his or her park continues to meet the standards prescribed by this chapter and other township ordinances and upon payment of all required fees.

§ 118-5. Inspections.

A representative of the township may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this chapter.

§ 118-6. Existing mobile home parks.

- A. Mobile home parks in existence at the date of adoption of this chapter may be continued so long as they remain otherwise lawful. All such mobile home parks shall be required to obtain a license under this chapter to continue operations.
- B. Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of Chapter 155, Subdivision and Land Development, and Chapter 184, Zoning.
- C. Any existing mobile home park which, in the opinion of the Township Secretary,

creates a safety hazard shall be required to comply with this chapter within a reasonable period of time as determined by the Board of Supervisors.

§ 118-7. Individual mobile homes.

Individual mobile homes permitted in areas as set forth in Chapter 184, Zoning, and not located in a mobile home park shall not be required to obtain a mobile home park license; however, they shall be required to obtain zoning and building permits as prescribed by township ordinances. Individual mobile homes shall comply with all other applicable township ordinances and regulations governing single-family homes.

§ 118-8. Revocation of license.

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this chapter or of any regulations adopted pursuant thereto, the Township Secretary shall give notice, in writing, in accordance with the provisions of this chapter to the person to whom the license was issued, advising him or her 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 will be revoked. At the end of such period, such mobile home park shall be inspected, and if such conditions or practices have not been corrected, the Township Secretary shall revoke the license and give notice, in writing, of such revocation to the person to whom the license was issued.

§ 118-9. Appeals.

Any person aggrieved by an action of the Township Secretary in denying or revoking a mobile home park license may appeal the decision of the Township Secretary to the Board of Supervisors. All such appeals shall be made in writing within 10 days of the decision. The Board of Supervisors shall act upon such appeal in accordance with the requirements of the Local Agency Law, 2 Pa.C.S.A. § 551 et seq.

§ 118-10. Fees.

A schedule of fees for applications, licenses and/or inspections shall be established by the Board of Supervisors pursuant to resolution.¹

§ 118-11. Filing of license application; contents.

Application for a mobile home park license shall be filed in triplicate with the Township Secretary. The application shall be in writing and 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.

1. Editor's Note: See Ch. A190, Fees.

- C. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park.
- D. Such further information as may be requested by the township to determine if the mobile home park has been in compliance or will comply with all legal requirements.

§ 118-12. Water supply.

- A. General requirements. An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this chapter. 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 Pennsylvania Department of Environmental Resources or other authorities having jurisdiction over water supply systems.
- B. Fire hydrants. Where a public supply of water is provided, fire hydrants shall be installed as required by Chapter 155, Subdivision and Land Development, and shall be maintained in accordance with the requirements of the entity providing water service.
- C. Individual water riser pipes and connections.
 - (1) 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 ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - (2) The water riser pipe shall have a minimum inside diameter of three-fourths (3/4) inch and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and shoving actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - (4) A shutoff water valve below the frost line shall be provided near the water riser pipe in 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.

§ 118-13. Sewage disposal.

- A. General requirements. An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities.

B. Individual sewer connections.

- (1) Each mobile home stand shall be provided with at least a four-inch-diameter sewer riser pipe. This sewer riser pipe shall be imbedded in poured concrete of minimum twelve-inch diameter and minimum eighteen-inch depth. The rim of the riser pipe shall extend at least one-half (1/2) inch above the ground elevation. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
- (2) The sewer connection shall have a nominal inside diameter of not less than three inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. All joints shall be watertight.
- (3) All materials used for a sewer connection shall be semirigid, nonabsorbent and durable. The inner surface shall be smooth.
- (4) Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser.

§ 118-14. Electrical distribution system.

- A. 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 township ordinances and utility provider requirements regulating such systems.
- B. Power distribution lines. Main power lines not located underground shall be suspended at least 18 feet above the ground and shall have a minimum vertical clearance of eight feet above any mobile home, service building or other structure.

§ 118-15. Service buildings and other community service facilities.

- A. The requirements of this section shall apply to service buildings, recreation buildings and other community service buildings when constructed, such as management offices, repair shops, storage areas, laundry facilities and indoor recreation areas.
- B. All service buildings and community service facilities shall be maintained in a clean and safe condition.
- C. All structural requirements shall be in accordance with the township ordinances regulating the same.

§ 118-16. Refuse disposal.

The storage, collection and disposal of refuse in the mobile home park shall be so managed as to not create health hazards, rodent harborages, insect breeding areas, accident or fire hazards or air pollution and shall be in accordance with township

ordinances. Recycling facilities shall be provided as required by applicable township ordinances.

§ 118-17. Fuel storage.

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 five feet from any mobile home exit.

§ 118-18. Supervision; responsibilities of park management.

- A. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park and its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The mobile home park management shall supervise the placement of each mobile home on its mobile home stand, which includes securing its stability and installing all utility connections.
- C. The mobile home park management shall give the Board of Supervisors free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- D. The mobile home park management shall maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
- E. The mobile home park management shall notify the Pennsylvania Department of Health immediately of any suspected communicable or contagious disease within the park.
- F. Report. [Added 12-8-2003 by Ord. No. 171]
 - (1) The owner of any mobile home park shall, on a monthly basis, send a report to the Township Tax Collector identifying each of the following transactions which occurred within the prior month:
 - (a) The placement of any new mobile home within the mobile home park, including the lot number and address of such new mobile home, the record owners of such new mobile home, the address (if different) of the owners of such mobile home and (if different) the occupants of such mobile home.
 - (b) The change in ownership of any mobile home within the mobile home park, including the lot number and address of the mobile home which has changed ownership, the name and address of the former owners of the mobile home, the name and address of the new owners of the mobile home and (if different) the occupants of the mobile home.

- (c) The removal of any mobile home from the mobile home park, including the lot number and address of such mobile home and the name and address of the owners of such mobile home.
- (2) The owner of the mobile home park shall provide such report no later than the 20th day of each calendar month for the immediately prior calendar month. Failure to provide monthly reports constitutes a violation of this chapter and a grounds for denial of or refusal to renew a mobile home park license.

§ 118-19. On-site supervisor required; duties.

Every mobile home park shall be supervised by an on-site supervisor, who shall have the duty to:

- A. Maintain the mobile home park in a clean, orderly and sanitary condition at all times.
- B. Ensure that the provisions of this chapter are complied with and enforced and report promptly to the proper authorities any violations of this chapter or any other violations of law which may come to his attention.
- C. Prevent the running loose of dogs, cats or other animals.
- D. Maintain portable fire extinguishers approved by the proper regulating authority.
- E. Prohibit the burning of trash or rubbish within the mobile home park.
- F. Prohibit the occupation of any mobile home by more than one family and prohibit the occupation of any mobile home by a greater number of persons than that which it is designed to accommodate.
- G. Prohibit the parking of any mobile home for use as living quarters within the mobile home park if such mobile home does not contain a minimum of 500 square feet of living area.
- H. Maintain control of rodents, vermin, insects and other pests.
- I. See that no disorderly conduct or violation of any law or ordinance is committed within the mobile home park and immediately report to the proper authorities any violations which may come to his attention.
- J. Ensure that no mobile home shall be removed from the township without first obtaining any required removal permit.
- K. Maintain an accurate record of the persons owning each mobile home within a mobile home park, the transfer of ownership of any mobile home within the mobile home park and the occupants residing in each mobile home in the mobile home park. [Added 12-8-2003 by Ord. No. 171]

§ 118-20. Violations and penalties. [Amended 6-24-1996 by Ord. No. 116; 4-28-1997 by Ord. No. 129]

If the Board of Supervisors or the officer designated to enforce this chapter by the Board of Supervisors determines that a person has committed or permitted the commission of a violation of this chapter, the Board of Supervisors or such enforcement officer shall inform such person, in writing, of the violation, shall notify such person to cease the violation of this chapter and shall inform such person that he or she must pay a civil penalty to the township within the range of the amounts set forth below to settle the violation. The penalty for a first offense shall be not less than \$50 and not more than \$600; the penalty for a second offense shall be not less than \$100 and not more than \$600; and the penalty for a third or greater offense shall be not less than \$200 and not more than \$600. If such person fails or refuses to remit the penalty to the township within 10 days from the date of the written notice of the violation of this chapter, the township may commence a civil enforcement proceeding seeking penalties and costs for the violation of this chapter and/or may commence an action in equity. The township shall seek a judgment for the penalty previously imposed together with additional daily penalties for continuing violations, plus all court costs, including the reasonable attorneys' fees incurred by the township in the enforcement proceedings. Each day that a violation continues shall constitute a separate violation, and each section of this chapter which is violated shall constitute a separate violation. If the defendant neither pays nor timely appeals the judgment, the township may enforce the judgment pursuant to the applicable rules of civil procedure.