

CHAPTER 14
MOBILE HOME PARKS,

PART 1

MOBILE HOME PARK

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PART 1

MOBILE HOME PARK

§101. Definitions.

As used in this Ordinance, 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 Building Inspector or authorizing a person to operate and maintain a Mobile Home Park under the provisions of this Ordinance.

Mobile Home. A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) 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 and assembly operations, and constructed so that it may be used without a permanent foundation.

Mobile Home Park. A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more Mobile Home lots for the placement thereon of Mobile Homes. The term "Mobile Home Park" shall not include any automobile or trailer sales lot on which any unoccupied Mobile Home is parked for the purposes of inspection and sale.

Mobile Home Space. A parcel of land in a Mobile Home Park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single Mobile Home.

Owner. Any individual, firm, trust, partnership, corporation, company, association, or other legal entity which rents or leases spaces 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.

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 Space.

Township. Township of Robeson, Berks 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.

Water Service Pipe. All pipes, fittings, valves and appurtenances from the water main of the Mobile Home Park distribution system to the water outlet of the distribution system within the Mobile Home.

§ 102. License; Sale of Mobile Home Space.

- A. Mobile Home Building Permit Required. It shall be unlawful for any person to build, construct, alter or extend any Mobile Home Park within the limits of the Township unless he holds a Mobile Home Building Permit issued by the Township Building Inspector in the name of such person for the specific building, construction, alteration, or extension proposed. The Mobile Home Building Permit shall be conspicuously posted in the office or on the premises of the Mobile Home Park at all times during which such building, construction, alteration, or extension is taking place.
- B. Operating License Required. The applicant shall also submit an application to the Township Supervisors for a license to operate and maintain (“Operating License”) a Mobile Home Park in the Township. Upon certification by the applicant that the Mobile Home Park was constructed in accordance with all applicable statutes, regulations, and ordinances, or, if the application is for a renewal of an Operating License, upon certification that the Mobile Home park has been operating since the issuance of the most recent Operating License in conformance with all applicable statutes, regulations, and ordinances, the Supervisors shall issue the Operating License to the applicant. The application for license renewal shall be submitted to the Township between September 1st and September 10th. The Operating License shall be conspicuously posted in the office or on the premises of the Mobile Home Park at all times.
- C. License Renewal. The Operating License shall be renewed by the Building Inspector upon furnishing of proof by the applicant that the Mobile Home Park continues to meet the standards described in this Ordinance.
- D. Inspection of Mobile Home Parks. The Building Inspector may inspect a Mobile Home Park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.
- E. Compliance of Existing Mobile Home Parks.
 - 1. Mobile Home Parks in existence at the date of adoption of this Ordinance may be continued as long as they otherwise remain lawful.

2. Any subsequent new construction, alterations or extension of any existing Mobile Home Park shall comply with the provisions of all Township Ordinances.
 3. Any existing Mobile Home Park which in the opinion of the Building Inspector creates a safety hazard shall be required to comply with this Ordinance and all other Township ordinances within a reasonable period of time as determined by the Supervisors of Robeson Township.
- F. Individual Mobile Homes. The owners and/or occupiers of individual Mobile Homes permitted in the areas as set forth in the Township Zoning Ordinance and not located in a Mobile Home Park shall not be required to obtain an Operating License; however, they shall be required to obtain zoning and building permits as prescribed by the appropriate Township ordinances. The owners or occupiers of individual Mobile Homes shall comply with all other applicable Township ordinances and regulations governing single-family homes.
- G. Inspection; Revocation of License; Appeals. Whenever, upon inspection of any Mobile Home Park, it is determined by the Building Inspector that conditions or practices exist which are in violation of any provision of this Ordinance, or of any ordinance, the Building Inspector shall give notice in writing in accordance with the provisions of this Ordinance to the person to whom the Operating License was issued, advising him that unless such conditions or practices are corrected with a reasonable period of time specified in the notice, the Operating License 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, the Building Inspector shall suspend the Operating License and give notice in writing of such suspension to the person to whom the Operating License is issued. The licenses or application may appeal the decision of the Building Inspector by petitioning for a hearing within ten (10) days of the decision. Within forty (40) days of the petition, the Supervisors of Robeson Township shall hold a hearing and render its decision.

§ 103. Fees.

A schedule of fees for Mobile Home Building Permits and Operating Licenses applications, inspections, and renewals shall be established by the Township Supervisors pursuant to resolution.

§ 104. Application for License.

Application for the Mobile Home Building Permit and Operating License, or renewal thereof, shall be filed in triplicate with the Township Building Inspector. The application shall be in writing, signed by the owner or operator of the Mobile Home Park and shall include the following:

- A. The name and address of the owner;
- B. Name and address of operator;
- C. Location and legal description of the Mobile Home Park;
- D. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the Mobile Home Park;
- E. Such further information as may be requested by the various Township agencies or employees to enable them to determine if the proposed Mobile Home Park complies with all legal requirements.

§ 105. Water Supply.

- A. **General Requirements.** An adequate supply of potable water shall be provided for Mobile Homes, service buildings and other accessory facilities as required by this Ordinance. 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 and/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 agreed upon by the Building Inspector and the agency responsible for supplying water.
- C. **Individual Water Riser Pipes and Connections.**
 - 1. Individual Water Riser Pipes shall be located within the confined area of the Mobile Home Space 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.
 - 2. The Water Riser Pipe shall have a minimum inside diameter of three-quarter inches (3/4") and terminate at least four inches (4") above the ground surface. The water outlet shall be provided with a cap when a Mobile Home does not occupy the Mobile Home space.
 - 3. Adequate provisions shall be made to prevent freezing of service lines, valves and Water Riser pipes and to protect Water Riser pipes from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - 4. A shut-off valve below the frost line shall be provided near the Water Riser Pipe in each Mobile Home Space. Underground stop –and-waste

valves are prohibited unless their types of manufacture and their method of installation are approved by the Township Supervisors.

§ 106. Sewage Disposal.

- A. General Requirements. An adequate and safe sewage system shall be provided in all parks and conveying and disposing of sewage from Mobile Homes, service buildings and other accessory facilities.

- B. Drainage for Mobile Home Parks.
 - 1. Building sewers from individual mobile home sites shall use service weight cast-iron or schedule forty (40) –plastic pipe four inches (4”) in diameter or larger, and shall be properly connected to not less than one (1) removable running trap to allow for cleaning, venting and sealing. Each structural sewage line shall be extended vertically to existing ground level and shall terminate no less than six inches (6”) above ground.

 - 2. The four inch (4”) diameter sewer extension above ground shall be located under the perimeter of the mobile home. No mobile home connection will be permitted to a building sewer extension above ground which is not located beneath the mobile home.

 - 3. Protection. The four inch (4”) diameter extension above ground shall be protected by a concrete mound sufficient to prevent damage to the extension if it is struck by a moving vehicle.

 - 4. Cap. All above ground building sewer extensions shall be sealed by a fitted watertight cap when not in use.

 - 5. Mobile Home Connector. A watertight connection between the mobile home and the building lateral extension outlet shall be made by means of a readily removable semi-rigid or flexible connector acceptable to Robeson Township.

 - 6. Automatic Disconnection. Flexible connectors installed at the connection of the building lateral extension outlet shall allow the connector to be readily removed from the outlet without damage to the sewer lateral outlet.

 - 7. Plumbing Permit. A plumbing permit shall be required each time a mobile home connection or disconnection is made. New mobile home connections and transfer of mobile homes already with a mobile home park are not exempt.

 - 8. Inspection. All regulations on inspection shall apply, except that a yearly inspection of all connections within a mobile home park shall be conducted by the Township Plumbing Inspector.

9. Detail Drawing and Specifications. All collector lines and (laterals) sewers shall be installed in accordance with Drawing No. 31 – Lateral Connections for Mobile Parks, attached hereto and made a part hereof, as prepared or authorized by Systems Design Engineering, Inc., dated May 18, 1993.

§ 107. Electrical Distribution System.

- A. General Requirements. Every Mobile Home Park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances shall be installed and maintained in accordance with the Township ordinances regulating such systems.
- B. Power Distribution Lines. Main power lines not located underground shall be suspended at least eighteen feet (18') above the ground, and shall have a minimum vertical clearance of eight feet (8') above any Mobile Home, service building or other structure.

§ 108. Service Buildings & Other Community Service Facilities.

- A. Application of this Ordinance. The requirements of this Ordinance shall apply to service buildings, recreation buildings and other community service facilities when constructed such as: management offices, repair shops and storage areas, laundry facilities, indoor recreation areas.
- B. Structural Characteristics. All structural characteristics of service buildings, recreation buildings and other community service facilities shall be in accordance with the Township Ordinances regulating same.

§ 109. Refuse Disposal.

The storage, collection and disposal of refuse in the Mobile Home Park shall be managed so as not to create health hazards, rodent harborages, insect-breeding areas, accident or fire hazards or air pollution, and shall be in accordance with all applicable Township ordinances.

§ 110. Fire Protection.

Fire protection provisions shall be in accordance with all applicable Township ordinances.

§ 111. 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 five feet (5') from any Mobile Home Unit.

§ 112. Supervision; Responsibilities of the Park Management.

- A. Operation. The person to whom an Operating License for a Mobile Home Park is issued shall operate the Mobile Home Park in compliance with this Ordinance and shall provide adequate supervision to maintain the Mobile Home Park, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. Placement of Mobile Home. The Mobile Home Park management shall supervise the placement of each Mobile Home on its Mobile Home space which includes securing its stability and installing all utility connections. No Mobile Home shall be placed within twenty feet (20') of another Mobile Home, or within ten feet (10') of a service building.
- C. Access. The Mobile Home Park management shall give the Building Inspector free access to all Mobile Home spaces, service buildings and other community service facilities for the purpose of inspection.
- D. Register. The management shall maintain a register containing the names and addresses of all Mobile Home Park occupants. Such register shall be available to any authorized person inspecting the Mobile Home Park.
- E. Notification of Diseases. The management shall notify the local office of the Pennsylvania Department of Health immediately of any suspected communicable or contagious disease within the Mobile Home Park.

§ 113. Penalties for Violation.

Any person, partnership or corporation who or which has violated the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$600 per violation plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. Each day that a violation exists or continues shall be considered 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. Each day that a violation continues shall constitute a separate violation. In addition to or in lieu of civil actions before a district justice, the Township may enforce this Ordinance in equity.

(Ordinance No. 98-04, 5/19/98; as amended by Ordinance 97-01, 1/21/1997)