

BOARD OF SUPERVISORS, MARION TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. 95-36

AN ORDINANCE DEFINING AND REGULATING MOBILE HOMES, AND MOBILE HOME PARKS; ESTABLISHING MINIMUM STANDARDS GOVERNING THE CONSTRUCTION AND MAINTENANCE OF MOBILE HOME PARKS; ESTABLISHING MINIMUM STANDARDS GOVERNING THE PROVIDED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS TO MAKE MOBILE HOME PARKS SAFE, SANITARY AND FIT FOR HUMAN HABITATION; FIXING THE RESPONSIBILITIES AND DUTIES OF OWNERS AND OPERATORS OF MOBILE HOME PARKS; AND PENALTIES FOR VIOLATIONS.

NOW, THEREFORE, be it ordained and hereby enacted by the Board of Supervisors of Marion Township Centre county and Commonwealth of Pennsylvania, by authority of same as follows:

SECTION 1: DEFINITIONS;

For the purpose of this Ordinance, the following words and phrases shall have the meaning ascribed to them in this section:

AUTHORIZED REPRESENTATIVE means the person or persons authorized by the Marion Township Board of Supervisors to conduct inspections and/or enforce the provisions of this Ordinance. Unless modified by resolution of the Board of Supervisors, it shall include the Township Zoning Officer.

BOARD OF SUPERVISORS means the Marion Township Board of Supervisors.

CERTIFICATE OF REGISTRATION means the written approval (if any required) as issued by any registering authority, authorizing the owner to operate and maintain a mobile home park.

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

MOBILE HOME SERVICE EQUIPMENT means the equipment containing the disconnecting means, overcurrent protective devices, and receptacles or other means for connecting a mobile home feeder assembly.

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

PERMIT means the written approval as issued by the Marion Township Board of Supervisors, authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Ordinance.

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

PLANNING COMMISSION means Marion Township Planning Commission.

PORCH means a deck area which may include a roof and walls attached to the mobile home but not heated.

REGISTERING AUTHORITY means any County, State or Federal agency or department having authority and responsibility for the issuance of permits and/or approvals for the operation of mobile home parks.

SERVICE BUILDING means 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 RISER PIPE is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

STORAGE BUILDING is a non-inhabited structure used exclusively for storage and the total area not exceeding 144 square feet.

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

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

WATER SERVICE PIPE consists of 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.

SECTION 2; PERMITS AND CERTIFICATION OF REGISTRATION

2.1 Permits required;

It shall be unlawful for any owner to maintain, construct, alter or extend any mobile home park within the limits of Marion Township unless he holds permission from all registering authorities as required by law in the name of such owner and also a permit issued by Marion Township.

2.2 Application to Registering Authorities;

All applications for a certificate of registration and/or other permits as required by any registering authority shall be made by the owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations of the registering authority.

2.3 Application to Marion Township;

A copy of all required registering authority approvals shall be concurrently filed with the Board of Supervisors of Marion Township and the applicant shall also submit an application to the same official using a form furnished by such official, for a permit to operate a mobile home park in Marion Township.

2.4 Renewal permits;

Renewal permits shall be issued by the Board of Supervisors or their designated agent upon furnishing proof by applicant that his park continues to meet the standards of all registering authorities and this ordinance.

2.5 The Marion Township Zoning Officer or a representative of the Board of Supervisors may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.

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

2.7 Compliance of Existing Mobile Home Parks;

2.71 Mobile home parks in existence at the date of adoption of this ordinance and being duly authorized to operate as same by all required regulatory agencies may be continued so long as they otherwise remain lawful and meet all of the terms and conditions of this Ordinance including the payment of all fees required in Section 3 of this Ordinance.

2.72 Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit as required under Sections 2 and 3 of this ordinance.

2.73 Any subsequent new construction, alteration and extension of an existing mobile home park shall comply with the provisions of this ordinance.

2.74 Any existing mobile home park which in the opinion of the Board of Supervisors creates a fire or health hazard shall be required to comply with this ordinance within a reasonable period of time as determined by the Board of Supervisors.

2.8 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 the Marion Township Building Permit Ordinance.

2.81 Individual mobile homes shall comply with all other applicable Marion Township Ordinances and regulations that govern single-family homes.

SECTION 3: FEES

3.1 All applicants for mobile home park licenses shall pay an annual fee of \$50.00 for each park plus an additional \$10.00 for each mobile home lot shown on an approved plan at any time during the year. Fees shall be paid annually in advance prior to the issuance of a mobile home park permit under this Ordinance. The payment of fees shall apply annually to both existing and new mobile home parks. In addition, all applicants shall pay all other fees which may be required by any other applicable Township ordinance.

Fees required under this Ordinance may be amended by resolution adopted by the Township Board of Supervisors.

SECTION 4; APPLICATIONS FOR PERMITS

4.1 Application for the mobile home park permit shall be filed with the Board of Supervisors. The application shall be in writing, signed by the owner and shall include the following:

4.11 The name and address of the owner.

4.12 The location and legal description of the mobile home park.

4.13 A complete plan of the park in conformity with the requirements of Section 6 of this Ordinance.

4.14 Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home

park.

4.15 Such further information as may be requested by the Board of Supervisors and/or the Planning Commission to enable it to determine if the existing and/or proposed park will comply with the legal requirements of this Ordinance and all registering authorities.

4.2 The Board of Supervisors shall submit a copy of the application and plans to the Planning Commission for their review and recommendations.

4.3 Upon the recommendations of the Planning Commission, the Board of Supervisors shall consider the application and mobile home park plan to determine compliance with the provisions thereof. Upon favorable determination of same, and upon being furnished a copy of all permits and/or registrations required by any registering authorities to the owner, and the payment of the fees prescribed herein, said Board of Supervisors shall issue a mobile home park permit to the owner which shall be valid for a period of one (1) year thereafter.

SECTION 5; SITE REQUIREMENTS

5.1 Site Location;

The location of all mobile home parks shall comply with the following minimum requirements:

5.11 Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.

5.12 Not subject to flooding.

5.13 Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.

5.14 Compliance with all applicable zoning ordinance and regulations

5.2 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.

(c) Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a

mobile home park.

5.3 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 elimination 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.

5.4 Areas for Non-Residential Uses:

(a) 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) Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located within a mobile home park.

SECTION 6; DESIGN STANDARDS

6.1 Required setbacks. Buffer Strips and Screening

6.11 All mobile homes shall meet the minimum property line setbacks for the zoning district in which the mobile home is located pertaining to property boundary line setbacks and public street setbacks.

6.12 There shall be a minimum distance of 30 feet between an individual mobile home and adjoining pavement of a park street, or common parking area or other common areas.

6.13 All mobile home parks may be required, at the discretion of the Board of Supervisors, to provide a planted visual screen which shall be provided along such a boundary.

6.2 Required Separation Between Mobile Homes;

6.21 Mobile homes shall be separated from each other and from service buildings 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. Porches shall be permitted within the 30 feet separation between mobile homes provided at least 15 foot separation is provided between the porch and the neighboring mobile home.

6.22 Storage building must be separated from each other and neighboring mobile homes and service buildings and other structures by

at least 5 feet.

6.3 Street System;

6.31 All streets to be offered for public dedication will conform to Section Design Standards - Streets, of the Marion Township Subdivision Regulations.

6.32 All streets not to be offered for public dedication shall conform to the following standards:

6.321 General Requirements: A safe and convenient vehicular access shall be provided from abutting public streets or roads.

6.322 Access: The entrance road connecting with park streets with a public street or road shall have a minimum cartway width of 24 feet. Whenever a street intersects a public street, a stop sign in conformity with the Township regulations shall be installed and maintained.

6.323 Internal Streets: Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements.

6.3231 Where parking is permitted on both sides, a minimum cartway width of 34 feet will be required.

6.3232 A minimum cartway width of 27 feet will be required where parking is limited to one side.

6.3233 Where one-way streets are used, the cartway widths may be reduced by ten (10) feet.

6.3234 A minimum cartway width of twenty (20) feet will be required when a minimum of two (2) off-street parking places per mobile home are provided.

6.3235 Dead-end streets shall be provided at the closed end with a turn-around having an outside cartway diameter of at least 40 feet.

6.324 Required Illumination of Park Street Systems: All parks shall be furnished with lighting units so spaced and equipped with lumination to meet illumination level, ISA, placed at such mounting heights as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.

6.325 Street Construction and Design Standards:

6.3251 Streets: All streets intended to be dedicated for public use shall conform to the requirements of the Marion

Township Subdivision Regulations.

6.3252 Streets; All streets not to be dedicated for public use shall be provided with a smooth, hard and dust free surface which shall be durable and well drained under normal use and all weather conditions. The street must have a minimum of a six inch stone base and be constructed so as to be passable to emergency vehicles in all weather conditions.

6.3253 Grades; Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than eight (8) percent. Short runs, not exceeding 500 feet, with a maximum grade of ten (10) percent may be permitted, provided traffic safety is assured by appropriate surfacing, adequate leveling areas and avoidance of lateral curves.

6.3254 Intersections; Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersection streets. Intersections of more than two streets at one point shall be avoided.

6.4 Parking Areas:

6.41 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.

6.42 Off-street parking areas may be provided in all mobile home parks for the use of park occupants and guests.

6.43 Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve.

6.5 Walks

6.51 General Requirements; All parks may provide safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

6.52 Common Walk System; Where a common walk system is provided and maintained between locations, and where pedestrian traffic is concentrated, such walks shall have a minimum width of 3-1/2 feet.

6.53 Individual Walks: All mobile home spaces shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a street. Such individual walks shall have a minimum width of two feet.

6.6 Mobile Home Stands - Construction

6.61 The area of the mobile home space shall be improved to provide an adequate foundation for the placement of the mobile home. The weight bearing portion of the foundation shall have as a minimum eighteen (18) inch concrete footer, 32 inches below ground level with formed concrete or concrete block extending flush to the surface. The remaining portion of the under mobile home space shall have at least four inches of stones distributed to provide adequate drainage.

SECTION 7; PLAN REQUIREMENTS

7.1 The plan of a proposed Mobile Home Park shall be clearly and legibly drawn to a scale of one (1) inch equals fifty (50) feet, except that larger scales may be used for Mobile Home Parks in excess of twenty (20) acres.

7.2 Mobile home park plans shall be prepared by a registered Surveyor or engineer, landscape architect, land planner or other similarly qualified person.

7.3 The plan shall show:

7.31 Name of the proposed mobile home park

7.32 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.

7.34 Name and address of registered surveyor or engineer, landscape architect, land planner or other similarly qualified person responsible for the plan.

7.35 Names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.

7.36 A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one thousand (1,000) feet of any part of the property.

7.37 Total tract boundaries of the property being subdivided, showing bearings and distances, and a statement of total acreage of the property.

7.38 Contour lines at vertical intervals of two (2) feet for land with average natural slope of four (4) percent or less, and at intervals of five (5) feet for land with average natural slopes exceeding four (4) percent.

7.39 Location and elevation of the datum to which contour elevations refer; where reasonably practicable, datum used shall be a known, established bench mark.

7.40 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 fifty (50) feet from the boundaries of the proposed mobile home park.

7.41 All existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed mobile home park.

7.42 All existing streets, including streets of record (recorded but not constructed) on or abutting the tract, including names, rights of way, widths, cartway (pavement) widths and approximate grades.

7.43 The full plan of proposed development, including:

7.431 Location and width of all streets and rights of way, with a statement of any conditions governing their use.

7.432 Suggested street names and utility easement locations

7.433 Proposed building setback lines along each street.

7.434 Lot lines with dimensions.

7.435 A statement of the intended use of all non-residential lots and parcels.

7.436 Lot numbers and a statement of the total number of lots and parcels.

7.437 Sanitary and/or storm sewers (and other drainage facilities) with the size and material of each indicated, and any proposed connections with existing facilities.

7.438 Parks, playgrounds, streets and other areas dedicated or reserved for public use, with any conditions governing such use.

7.5 The plan shall be accompanied by the following supplementary data as applicable:

7.51 Typical street cross-section drawing(s) for all proposed streets. Cross-section drawings may be shown on either the plan or on the profile sheets.

7-52 Streets to be offered for public dedication shall have profiles prepared along the top of the cartway (pavement) edges or along the top of curb for both sides of each proposed street shown on the plan. Such profiles shall show natural and finished grades at the following scale, or a ratio thereof.

7.521 One (1) inch equal ten (10) feet and one (1) inch equals one (1) foot vertical.

7.53 Designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the water and power resources board and/or the Pennsylvania Department of Highways.

7.54 Adjoining zoning districts.

SECTION 8: WATER SUPPLY

8.1 General Requirements

An adequate supply of 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 satisfactorily public water supply system is not available, the development of a private water supply system shall be approved by any registering authorities having jurisdiction.

8.2 Source of Supply

8.21 The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

8.22 The well or suction line of 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.

8.23 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.

8.24 Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

8.3 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 the overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

8.4 Water Distribution System

8.41 All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.

8.42 The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

8.43 The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.

8.44 Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Board of Supervisors and the agency responsible for supplying water.

8.5 Individual Water Riser Pipes and Connections

8.51 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.

8.52 The water riser pipe shall have a minimum inside diameter of 3/4 inches 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.

8.53 Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of riser pipe.

8.54 A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Under ground stop and waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

SECTION 9; SEWAGE DISPOSAL

9-1 General Requirements

An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Health or local health regulations.

9-2 Individual Sewer Connections

9.21 Each mobile home stand shall be provided with at least a four inch diameter sewer riser pipe. 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,

9.22 The sewer connection (see definition) 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 inch per foot. All joints shall be watertight.

9.23 All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

9.24 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. The rim of the riser pipe shall extend at least 1/2 inch above ground elevation.

9-3 Sewer Lines

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least 10 feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line. All sewer lines shall be constructed of materials approved by any registering authorities having jurisdiction and shall have watertight joints.

9.4 Sewage 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 any registering authorities having jurisdiction and the Board of Supervisors prior to construction.

SECTION 10; ELECTRICAL DISTRIBUTION SYSTEM

10.1 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 local electrical power company's specifications regulating such systems.

10.2 Power Distribution Lines

10.21 Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home, service building or other structure.

10.22 All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

10.3 Individual Electrical Connections

10.31 Each mobile home lot shall be equipped with approved mobile home service equipment as provided for in Article 550 of the National Electric Code. The minimum rating of the service equipment shall be as provided for in the National Electrical Code or by regulations of the Electrical Utility, whichever is greater.

10.32 The mobile home shall be connected to the service equipment by a mobile home feeder assembly consisting of not more than one listed mobile home flexible power supply cord with integral molded cap, as provided for in Article 550 of the National Electric Code. The mobile home shall be equipped with a disconnecting means and branch Circuit protective equipment as provided for in Article 550 of the National Electric Code.

10.4 Required Grounding

All non-current carrying metal parts of the mobile home shall be grounded through connection to a grounding bus in the mobile home distribution panel board. The grounding bus shall be grounded to the mobile home lot service equipment ground through the mobile home feeder assembly to the service equipment ground as provided for in Article 550 of the National Electric Code. The neutral conduction shall not be used as an equipment ground for mobile homes, appliances or other equipment.

SECTION 11; SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES

11.1 The requirements of this Section 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.

11.2 Structural Requirements of Buildings

11.21 All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

11.22 All structures containing laundry and/or toilet facilities shall:

11.221 Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, water-proof material or covered with moisture resistant material.

11.222 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.

11.223 Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the rooms.

11.23 Toilets shall be located in separate compartments equipped with self-closing doors.

SECTION 12: REFUSE DISPOSAL

12.1 The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazards or air pollution.

12.2 All 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. Refuse/garbage/rubbish shall be collected and disposed of as frequently and in the manner provided for in the Marion Township Solid Waste Ordinance which shall apply in all respects.

SECTION 13: FIRE PROTECTION

13-1 Fire extinguishers of a type approved by the Fire Underwriter Laboratories (a B-C classification type) bearing the Underwriter's label, shall be readily accessible to each mobile home. It is recommended that mobile home park owners require each mobile home to be equipped with a fire extinguisher.

13.2 No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time. No burning of refuse, garbage or other materials subject to the solid waste ordinance shall be permitted.

13.3 All roads, driveways and other access ways shall be accessible to emergency vehicles at all times.

SECTION 14; FUEL

14.1 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 or less than 5 feet from any mobile home exit.

SECTION 15; SUPERVISION

15.1 Responsibilities of the Park Management

15.11 The owner to whom a permit for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean sanitary condition.

15.12 The park management shall supervise the placement of each mobile home stand which includes securing its stability and installing all utility connections.

15.13 The authorized representative of the Board of Supervisors shall be granted free access by the park management to all mobile home lots, service buildings and other community facilities for the purpose of inspections at any reasonable time.

15.14 Pursuant to State law and this Ordinance, the management shall maintain a register containing names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.

SECTION 16: REVOCATION OF PERMIT

16.1 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 Ordinance, or of any regulations adopted pursuant thereto, the Board of Supervisors 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 if such conditions or practices have not been corrected, the Board of Supervisors shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued.

SECTION 17: REPEALING OF PREVIOUS ORDINANCES

17.1 Any ordinance or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed.

SECTION 18: SEVERABILITY

18.1 The provisions of this Ordinance are severable and if any section, clause, sentence, provision or any part thereof shall be held to be illegal, invalid or unconstitutional, the decision of the Court shall not affect or impair any of the remaining sections, clauses, sentences or parts not included therein.

SECTION 19: PENALTY

19.1 Any owner who violates any of the provisions of this Ordinance shall, upon conviction thereof, in a summary proceeding before a Magistrate or Justice of the Peace of Centre County, Pa., be subject to a fine of not less than \$10.00 nor more than \$600.00, together with costs of prosecution, and in default of payment of such fine, shall be sentenced to a term in the County Jail not to exceed thirty (30) days. Any person so convicted shall have the right of appeal as provided in other cases of summary conviction under the laws of the Commonwealth of Pennsylvania.

19.11 Each day's failure of compliance with any such provisions shall constitute a separate violation.

Enacted and Ordained as an Ordinance of the Township of Marion this 14th day of November 1995.