

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

Part 1

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Part 1

Mobile Home and Mobile Home Park Regulations

§101. Definitions. The following words and terms, as used in this Part 1, shall have the meanings respectively ascribed to them in this §101, unless the context clearly indicates a different meaning.

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. [Ord. 1-93]

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. [Ord. 1-93]

In this Part 1 the singular shall include the plural and the masculine shall include the feminine and the neuter.

(Ord. 1-1966, 4/5/1966, §1; as amended by Ord. 4-1966, 10/4/1966, §1; and by Ord. 1-93, 1/6/1993)

§102. Parking and Standing. No person shall park or locate any mobile home, or allow it to stand, upon any street, alley or other public place, or upon any tract of land, occupied or unoccupied, within the Township of Lower Oxford, except as provided in this Part 1. (Ord. 1-1966, 4/5/1966, §2; as amended by Ord. 1-93, 1/6/1993)

§103. Attachment to Motor Vehicle. No person shall allow any mobile home to stand upon any of the streets or alleys in the Township of Lower Oxford, without being attached to a motor vehicle, which is physically and legally able to operate on the highways. (Ord. 1-1966, 4/5/1966, §3; as amended by Ord. 1-93, 1/6/1993)

§104. Parking Time Period. No person shall park any mobile home, attached to a motor vehicle, on any street or alley in the Township of Lower Oxford for a period of time longer than that allowed for the parking of vehicles upon such street or alley by the applicable State laws and the ordinances of the Township of Lower Oxford applicable to traffic and parking. Any person who shall violate this §104 shall be subject to the penalties specifically provided in such laws and ordinances, as the case may be. (Ord. 1-1966, 4/5/1966, §4; as amended by Ord. 1-93, 1/6/1993)

§105. Occupancy. No person shall occupy any mobile home in the Township of Lower Oxford for sleeping or living purposes except in a mobile home park licensed under this Part 1, unless such mobile home conforms to and complies with all ordinances of the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania applicable to stationary dwellings, provided, however, the parking or storage of not more than one (1) unoccupied mobile home in a private garage, or in the rear yard, shall be permitted, on condition that no person uses such mobile home for living or

sleeping purposes while such mobile home is so parked or stored. (Ord. 1-1966, 4/5/1966, §5; as amended by Ord. 1-93, 1/6/1993)

§106. Operation of Mobile Home Park. No person shall operate or occupy any mobile home park within the Township of Lower Oxford except as provided in this Part 1. (Ord. 1-1966, 4/5/1966, §6; as amended by Ord. 1-93, 1/6/1993)

§107. Permit Required. No person shall establish or operate any mobile home park within the Township of Lower Oxford until a permit shall have been secured from the Supervisors. Any person desiring to establish or to operate a mobile home park shall make application for a permit to the Secretary of the Township Supervisors. With every such application, there shall be submitted a plan for such mobile home park or proposed mobile home park showing the following:

- A. The name and address of the applicant.
- B. The extent and area to be used for mobile home park purposes.
- C. The location of all roadways and driveways.
- D. The location of all lots intended for the parking of trailers.
- E. The location and number of all existing or proposed facilities to be used by the occupants of trailers, including sanitary conveniences, washrooms, toilets, laundries and utility rooms.
- F. The method and plan of sewage disposal.
- G. The method and plan of garbage and refuse disposal.
- H. The plan for water supply.
- I. The plan for electric lighting of trailers.
- J. The location of fire extinguishers.
- K. A certificate of conformance to any and all ordinances of the governing land use.

Such application shall be accompanied by a fee in an amount as set by resolution as supervisors may from time to time enact to cover the cost of services of Township officers and employees in making the necessary studies and investigations in connection with such application.

(Ord. 1-1966, 4/5/1966, §7; as amended by Ord. 1-93, 1/6/1993)

§108. Investigation of Premises. Following the receipt of the application for a permit as provided in §107 there shall be made by appropriate employees of the Township an investigation of the premises to which such application relates, to provide assurance, before the issue of a permit, that all requirements of this Part 1 applicable to mobile home parks are conformed with. (Ord. 1-1966, 4/5/1966, §8; as amended by Ord. 1-93, 1/6/1993)

§109. Issuance of Permit. Immediately following the investigation required under §108 of this Part 1, when it has been established that all applicable requirements of this Part 1 have been or will be adhered to, there shall be issued a permit to establish and operate such park for a period of one (1) year after the issuance thereof. Such permit shall be

subject to suspension whenever the holder thereof shall be convicted of any violation of this Part 1. A suspended permit may be reinstated for the balance of the year for which it was issued, upon compliance of the holder thereof with all the provisions of this Part 1. No person shall operate a mobile home park in the Township during the time the permit thereof shall have been suspended. (Ord. 1-1966, 4/5/1966, §9; as amended by Ord. 1-93, 1/6/1993)

§110. Change in Ownership or Management. Whenever the ownership or management of any mobile home camp shall have been changed, the new owner or manager thereof shall forthwith notify the Township Secretary who shall amend the permit for such mobile home park, as well as the permanent records of the Township to indicate such change. (Ord. 1-1966, 4/5/1966, §10; as amended by Ord. 1-93, 1/6/1993)

§111. Transfer of Permit. No permit issued under this Part 1 shall be transferrable to a different location. No person, holding a permit under this Part 1, shall extend or reduce the area of any mobile home park, add any facility or structure, or eliminate any existing facility or structure, until notice of such change shall have been given to the Code Enforcement Officer, and the Code Enforcement Officer shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed change is in accordance with all the requirements of this Part 1, and shall have signified that fact by his approval. (Ord. 1-1966, 4/5/1966, §11; as amended by Ord. 1-93, 1/6/1993)

§112. Permit Renewal. Prior to the date of expiration of any permit issued under this Part 1, the holder thereof may apply to the Code Enforcement Officer for renewal thereof, such application to be accompanied by a fee, as established by resolution of the Board of Supervisors, per mobile home parking lot. Following any investigation deemed necessary by the Code Enforcement Officer to ascertain whether all requirements of this Part 1 continue to be adhered to, the Code Enforcement Officer shall renew such permit for a further period of one (1) year. (Ord. 1-1966, 4/5/1966, §12; as amended by Ord. 1-93, 1/6/1993)

§113. Location of Parks. Every mobile home park shall be located in a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other water. (Ord. 1-1966, 4/5/1966, §13; as amended Ord. 1-93, 1/6/1993)

§114. Indication of Lots. Lots for individual trailers in a mobile home park shall be indicated by corner markers, and no individual lot shall have an area of less than five thousand (5,000) square feet, with a frontage of no less than fifty (50) feet. Each lot shall abut upon a roadway or driveway, not less than thirty-three (33) feet wide; however, one-way streets may be a minimum of twenty (20) feet wide. Every such roadway or driveway shall be macadam blacktop, well-drained, clearly marked, adequately lighted at night, and easily accessible to a public street. Each mobile home park plan shall provide for a mandatory setback of each mobile home from the roadway. There must be a minimum of fifteen (15) feet between trailers and side boundary lines. (Ord. 1-1966, 4/5/1966, §14; as amended by Ord. 1-93, 1/6/1993)

§115. Water Supply. All mobile home parks shall have a safe, potable, adequate and approved supply of water with an outlet available not more than fifty (50) feet distant from each mobile home lot. Waste from each outlet shall empty into a drain connected with an approved disposal system. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities. (Ord. 1-1966, 4/5/1966, §15; as amended by Ord. 1-93, 1/6/1993)

§116. Toilet Facilities. In each mobile home park, toilet facilities, connected to a sanitary sewer or approved septic tank, shall be provided as follows: There shall be separate toilet rooms for each sex, located not more than two hundred (200) feet from any lot for an individual mobile home. Such toilet rooms shall be provided with one (1) flush toilet for each sex for each ten (10) mobile home lots or fraction thereof, and in addition, one (1) urinal for each toilet room provided for men. Each toilet room shall include lavatories with hot and cold water in the ratio of one (1) lavatory to every two (2) or three (3) toilets. Toilet rooms shall be adequately heated when the outside temperature renders it necessary. No mobile home provided with an inside toilet facility not connected to an approved septic tank or a sanitary sewer shall be accommodated in any mobile home parking unless there shall be available, in a room separate from the toilet rooms, a hopper with flushing facilities for the disposal of the contents of night waste containers. Adequate facilities shall be provided for the washing of such container, and the washings and hopper wastes shall be disposed of to a sanitary sewer or to an approved septic tank. (Ord. 1-1966, 4/5/1966, §16; as amended by Ord. 1-93, 1/6/1993)

§117. Bathing Facilities. In each mobile home park, there shall be provided separate bathing facilities for each sex with one (1) shower or tub bath, enclosed in a compartment at least four (4) feet square, for each sex for each ten (10) mobile home lots or fraction thereof. Each shower compartment shall be supplemented by an adjacent individual dressing compartment. Bathing facilities for each sex shall be located not more than two hundred (200) feet from any lot for an individual mobile home. The bathing room shall be adequately heated when the outside temperature renders it necessary. (Ord. 1-1966, 4/5/1966, §17; as amended by Ord. 1-93, 1/6/1993)

§118. Laundry Room. In each mobile home park, there shall be provided a laundry room, with laundry trays in the ratio of one (1) double tray for each ten (10) individual mobile home lots. (Ord. 1-1966, 4/5/1966, §18; as amended by Ord. 1-93, 1/6/1993)

§119. Construction of Floors. Floors of toilet rooms, bathing rooms, and laundry rooms in each mobile home park shall be of concrete, tile, or similar material impervious to water and easily cleaned, and pitched to a floor drain. Liquid wastes from toilets, baths, lavatories, laundry rooms, and floor drains for same shall be piped to a sanitary sewer or an approved septic tank. (Ord. 1-1966, 4/5/1966, §19; as amended by Ord. 1-93, 1/6/1993)

§120. Cooking Facilities. No cooking shall be permitted in a mobile home not furnished with a sink and a connection with a sanitary sewer or

approved septic tank, unless there shall be located within two hundred (200) feet of such mobile home a hopper, or laundry sink for the disposal of dishwater. In every case, such facilities for the disposal of dishwater shall be separate from the hopper for the disposal of night wastes and the washings from the night waste containers. (Ord. 1-1966, 4/5/1966, §20; as amended by Ord. 1-93, 1/6/1993)

§121. Plumbing, Electric and Building Regulations. All plumbing, electrical, building and other work on the premises in any mobile home park located in Lower Oxford Township shall be in accordance with State and local laws and regulations. Provided, however, if there is any conflict between any such laws and regulations and any of the provisions of this Part 1, the provisions of this Part 1 shall control as to mobile home parks only. (Ord. 1-1966, 4/5/1966, §21; as amended by Ord. 1-93, 1/6/1993)

§122. Management of Refuse. The storage, collection, and disposal of refuse in any mobile home park shall be so managed as to create no health hazards, rat harborage, insect-breeding areas, accident of fire hazards or air pollution. All refuse shall be stored in fly-tight, watertight, rodent-proof containers, which shall be located not more than two hundred (200) feet from any individual mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse. Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Any refuse shall be collected at least twice weekly. A contract with a regularly operating private collection agency is required until such time as a Township agency is provided. All refuse shall be collected and transported in covered vehicles or covered containers. (Ord. 1-1966, 4/5/1966, §22; as amended by Ord. 1-93, 1/6/1993)

§123. Mobile Home Park Office. In every mobile home park there shall be an office building in which there shall be located the office of the person in charge of such mobile home park. A copy of the permit issued under this Part 1 and of this Part 1 shall, at all times, be posted in such office, and the register of such mobile home park shall at all time be kept therein. (Ord. 1-1966, 4/5/1966, §23; as amended by Ord. 1-93, 1/6/1993)

§124. Maintenance of Register. Every person holding a permit under this Part 1 shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of Lower Oxford Township. Such a register shall show for each mobile home accommodated in such mobile home park, the following information:

A. The lot number of the lot on which such mobile home is parked or located.

B. The names and addresses of all persons using such mobile home for living or sleeping purposes.

C. The State license number of such mobile home and of the vehicle towing same.

D. The date of arrival of such mobile home at such mobile home park and the date of departure therefrom.

(Ord. 1-1966, 4/5/1966, §24; as amended by Ord. 1-93, 1/6/1993)

§125. Responsibilities of Permit Holders. Each person holding a permit under this Part 1 shall adhere to the following additional regulations at all times:

A. He shall maintain such mobile home camp in a clean, orderly and sanitary condition.

B. He shall see that no disorderly conduct or violation of any law or ordinance is committed upon the premises and shall immediately report to the proper authorities any violations which may come to his attention.

C. He shall report to the Secretary of the Township all cases of persons or animals affected or suspected of being affected with any communicable disease, where he shall have reason to believe that medical attention has not been sought.

D. He shall prohibit the lighting of any open fire upon the premises.

E. He shall prohibit the use of any mobile home by a greater number of occupants than that which it is designed to accommodate.

(Ord. 1-1966, 4/5/1966, §25; as amended by Ord. 1-93, 1/6/1993)

§126. Conformance. Any person operating a mobile home park within the Township of Lower Oxford at the time of adoption of this Part 1 shall cause the same to conform to the requirements of this Part 1 and shall make application for, and secure, a permit to operate such mobile home park within twelve (12) months from the effective date of this Part 1. (Ord. 1-1966, 4/5/1966, §26; as amended by Ord. 1-93, 1/6/1993)

§127. Provision of Electrical Outlets. An electrical outlet supplying at least one hundred fifteen (115) volts, sixty (60) cycle alternating current shall be provided for each mobile home lot. The installation shall comply with all applicable State and local electrical codes and ordinances. Such outlets shall be grounded and weatherproof. No main power lines shall be permitted to be on the ground, or to be suspended less than eighteen (18) feet above the ground. (Ord. 1-1966, 4/5/1966, §27; as amended by Ord. 1-93, 1/6/1993)

§128. Street Lighting. Within all mobile home parks operated under this Part 1, all public streets, driveways, and walkways shall be lighted at night with a minimum illumination of at least 0.6 footcandles. (Ord. 1-1966, 4/5/1966, §28; as amended by Ord. 1-93, 1/6/1993)

§129. Fire Extinguishers.

1. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in service buildings and at all other locations designated by such authority and shall be maintained in good operating condition.

2. The water system for the mobile home park shall include a two (2) inch frost-protected water riser for fire protection purposes, or a standard fire hydrant within three hundred (300) feet of each mobile home parking lot.

(Ord. 1-1966, 4/5/1966, §29; as amended by Ord. 1-93, 1/6/1993)

§130. Variances and Exceptions. Any variance or exception to this Part 1 may be granted by the Board of Supervisors of Lower Oxford Township after a hearing before the Planning Commission and upon reconsideration of the Planning Commission after application has been made therefor in writing with the exceptions and variances therein set forth, and after a public hearing thereon, which hearing shall be held no less than ten (10) days after public notice of the hearing and in a newspaper of general circulation in the Township. (Ord. 1-1966, 4/5/1966, §30; as amended by Ord. 1-93, 1/6/1993)

§131. Enforcement of Provisions. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Part 1 and, to that end, he shall, from time to time make, or cause to be made, for the police or any other Township officer or employee, an inspection to ascertain whether any mobile home park continues to operate strictly under the provisions of this Part 1. (Ord. 1-1966, 4/5/1966, §31; as amended by Ord. 1-93, 1/6/1993)

§132. 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 Procedure, shall be sentenced to pay a fine of not more than one thousand dollars (\$1,000.00) plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed ninety (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. 1-1966, 4/5/1966, §32; as amended by Ord. 1-93, 1/6/1993; and by Ord. 2-98, 3/11/1998)

