

## **Chapter 14**

### **Mobile Homes and Mobile Home Parks**

#### **Part 1**

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## Part 1

### Park Regulations

#### §14-101. Definitions.

As used in this Part, 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 Board of Supervisors, authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Part.

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

*Mobile Home Park* - any plot of ground which is leased or rented, and upon which two or more mobile homes, 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 and leased or rented for that purpose.

*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 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 space.

*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.

(Ord. 46, 7/14/1970, §1; as revised by Ord. 374, 1/10/1989)

#### §14-102. License; Sale of Mobile Home Space.

1. *License Required.* 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 Board of Supervisors in the name of such person for the specific maintenance, construction, alteration, or extension proposed. The municipal license shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

2. *Application to Township of Ferguson.* The applicant shall also submit an annual application to the Board of Supervisors using a form furnished by the Board of Supervisors for a license to operate a mobile home park in the Township of Ferguson.

3. *License Renewal.* The license shall be renewed by the Board of Supervisors upon furnishing of proof by the applicant that his park continues to meet the standards prescribed by this Part.

4. *Inspection of Mobile Home Parks.* 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 Part.

5. *Compliance of Existing Mobile Home Parks.*

A. Mobile home parks in existence at the date of adoption of this Part may be continued so long as they otherwise remain lawful.

B. Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of the Township of Ferguson Subdivision and Zoning Chapters.

C. Any existing mobile home park which in the opinion of the Board of Supervisors creates a safety hazard shall be required to comply with this Part within a reasonable period of time as determined by the Board of Supervisors.

6. *Individual Mobile Homes.* Individual mobile homes permitted in areas as set forth in the Zoning Chapter 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 the Township of Ferguson ordinances. Individual mobile homes shall comply with all other applicable municipal ordinances and regulations governing single-family homes.

7. *Inspection; 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 Part, or of any regulations adopted pursuant thereto, the Board of Supervisors shall give notice in writing in accordance with the provisions of this Part to the person to whom the license was issued, advising him 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 of Ferguson 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 Board of Supervisors shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued.

(*Ord. 46, 7/14/1970, §4; as amended by Ord. 89, 4/13/1976, §§1 and 2; as revised by Ord. 374, 1/10/1989*)

### **§14-103. Fees.**

All fees shall be set by the Board of Supervisors pursuant to resolution.

(*Ord. 46, 7/14/1970, §3; as amended by Ord. 89, 4/13/1976, §§1 and 2; and revised by Ord. 374, 1/10/1989*)

**§14-104. Application for License.**

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

- A. Name and address of the owner.
- B. Location and legal description of the mobile home park.
- 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 various municipal agencies to enable them to determine if the proposed park will comply with legal requirements.

(*Ord. 46, 7/14/1970, §4; as amended by Ord. 89, 4/13/1976, §1; as revised by Ord. 374, 1/10/1989*)

**§14-105. Water Supply.**

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 Pennsylvania Department of Environmental Protection or other authorities having jurisdiction over water supply systems. [*Ord. 820*]

2. *Fire Hydrants.* 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.

3. *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  $\frac{3}{4}$  inch 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 and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

D. A shut-off 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.

(*Ord. 46, 7/14/1970, §5; as revised by Ord. 374, 1/10/1989; and as amended by Ord. 820, 12/8/2003*)

**§14-106. Sewage Disposal.**

1. *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.

2. *Individual Sewer Connections.*

A. Each mobile home stand shall be provided with at least a 4 inch diameter sewer riser pipe. This sewer riser pipe shall be imbedded in poured concrete, minimum twelve inch diameter and minimum 18 inch depth. The rim of the riser pipe shall extend at least ½ inch above 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.

B. The sewer connection (see §14-101 for definition) shall have a nominal inside diameter of not less than 3 inches, and the slope of any portion thereof shall be at least ¼ inch per foot. All joints shall be watertight.

C. All materials used for a sewer connection shall be semirigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.

D. 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.

(Ord. 46, 7/14/1970, §6; as revised by Ord. 374, 1/10/1989)

**§14-107. 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 Township ordinances regulating such systems.

2. *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 8 feet above any mobile home, service building or other structure.

(Ord. 46, 7/14/1970, §7; as amended by Ord. 89, 4/13/1976, §4; as revised by Ord. 374, 1/10/1989)

**§14-108. Service Buildings and Other Community Service Facilities.**

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.

2. All structural requirements shall be in accordance with the Township ordinances regulating same.

(Ord. 46, 7/14/1970, §8; as amended by Ord. 89, 4/13/1976, §1; as revised by Ord. 374, 1/10/1989)

**§14-109. 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 the Township ordinances.

(*Ord. 46, 7/14/1970, §9; as amended by Ord. 89, 4/13/1976, §1; as revised by Ord. 374, 1/10/1989*)

**§14-110. Fire Protection.**

Fire protection provisions shall be in accordance with the Township ordinances.

(*Ord. 46, 7/14/1970, §10; as revised by Ord. 374, 1/10/1989*)

**§14-111. 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 5 feet from any mobile home exit.

(*Ord. 46, 7/14/1970, §11; as revised by Ord. 374, 1/10/1989*)

**§14-112. Supervision; Responsibilities of the Park Management.**

1. 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 supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

2. The 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.

3. The park management shall give the Board of Supervisors or their representative free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

4. The 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.

5. The management shall notify the local Pennsylvania Department of Health immediately of any suspected communicable or contagious disease within the park.

(*Ord. 46, 7/14/1970, §11; as revised by Ord. 374, 1/10/1989*)

**§14-113. 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 Part, or of any regulations adopted pursuant thereto, the Zoning Administrator shall give notice in writing to the person to whom the license was issued, advising them that unless such conditions or practices are corrected within the period of time specified in the notice, the license 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 Zoning Administrator shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. An aggrieved party may file an

appeal to the Board of Supervisors in accordance with the Local Agency Law.

(*Ord. 46, 7/14/1970, §13; as revised by Ord. 374, 1/10/1989; and as amended by Ord. 820, 12/8/2003*)

**§14-114. Penalties.**

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues shall constitute a separate offense.

(*Ord. 46, 7/14/1970, §19; as amended by Ord. 89, 4/13/1976, §5; as revised by Ord. 374, 1/10/1989; and as amended by Ord. 820, 12/8/2003*)