

Chapter 14

Mobile Homes and Mobile Home Parks

[See also, Chapter 22, Part 7, “Mobile Home Park Standards and Required Improvements”]

Part 1

Mobile Homes and Mobile Home Parks

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Part 1**Mobile Homes and Mobile Home Parks****§14-101. Definitions.**

Mobile home - a transportable, single-family dwelling intended for temporary or permanent occupancy, office, or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing on its own running gear or otherwise, 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 with the same or similar electrical, plumbing, and sanitary facilities as immobile housing.

Mobile home lot - a parcel of land in a mobile home park, constructed with the necessary utility connections, patio, and other appurtenances necessary for the erection thereon of a single mobile home, for the exclusive use of its occupants.

Mobile home park - a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

Person - any individual, firm, trust, partnership, public or private association or corporation, or other entity.

Recreational vehicle - a vehicle which may be independently operated or towed on the public highways by a passenger automobile without a special hauling permit, and which is designed for human occupancy under transient circumstances, such as camping, travel, or other recreation, sometimes variously known as a "travel-trailer," a "camping trailer," or "motor home."

Service or recreational building - a structure housing operational, office, recreational, park maintenance, and other facilities built to conform to required local standards.

Sewer connection - the sewer connection consists of 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 - the sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

Water connection - the 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.

Water riser pipe - the water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

Water service pipe - the water service pipe consists of all pipes, fittings, valves, and appurtenances from the water main of the park distributing system to the water outlet of the distribution system within the mobile home.

(Ord. 1-1984, 2/11/1984, §1)

§14-102. Permits.

1. *Permits Required.* It shall be unlawful for any person to operate any mobile home park within the limits of Clifton Township unless they hold a valid operating permit issued by Clifton Township Board of Supervisors.

2. *Application for Permit.* Application for a mobile home park operating permit shall be made by the owner of the mobile home park or his authorized representative to the Clifton Township Secretary using a form furnished by the Township, for a permit to operate a mobile home park in Clifton Township.

3. *Date of Application.* Owners of new mobile home parks or expansions of existing mobile home park approved and constructed after the effective date of this Part shall submit an application for operating permit upon completion of required improvements and prior to moving any mobile homes into new mobile home lots. Owners of mobile home parks existing as of the effective date of this Part shall submit an application within 60 days following the effective date of this Part.

4. *Inspection and Issuance of Permit.* Upon receipt of such application, the Clifton Township Board of Supervisors or their designated representative shall forthwith inspect the applicant's park to determine compliance with the provisions of this Part. After favorable determination of same, the Township shall issue a mobile home park permit to the applicant which shall be valid for a period of 1 year thereafter.

5. *Renewal Permits.* Renewal permits for a like period shall be issued by the Township upon being furnished proof by applicant that his park continues to meet the standards prescribed by this Part.

6. *Transfer of Ownership.* Every person holding a permit shall file notice in writing to the Township Secretary within 10 days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park.

7. *Fees.* Each application for a new or renewal permit hereunder shall be accompanied by payment of an inspection fee in an amount as established from time to time by resolution of the Board of Supervisors. In the event that the building inspector is required to perform additional or unusual service in determining said application, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not the application is approved. All permits required under the Township sanitary regulations [see Chapter 18] shall be applied for separately. [Ord. 3-2008]

(Ord. 1-1984, 2/11/1984, §2; as amended by Ord. 3-2008, 11/13/2008)

§14-103. Inspection of Mobile Home Parks.

1. *Inspections.* A representative of the Township may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Part.

2. *Inspector.* The inspector designated by the Township is the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Township officials.

(Ord. 1-1984, 2/11/1984, §3)

§14-104. Mobile Home Park Maintenance and Operation Requirements.

1. Mobile home parks or sections thereof constructed after January 28, 1974, the effective date of *Ord. 1-1974*, within Clifton Township shall comply with all requirements of this §14-104 in order to be issued an annual mobile home park operating permit.

2. Mobile home parks or sections thereof in existence prior to January 28, 1974, shall comply with the requirements of this Section primarily relating to maintenance of existing improvements necessary for the safety, health, and welfare of the mobile home park occupants and the general appearance and sightliness of the mobile home park. Specifically provisions of paragraphs .A, .C.3, .F.2, .H, .I, .J, .K, .L, .M, .N, and .O shall be met by prior existing mobile home parks along with such other provisions of this Section as are deemed necessary and applicable in the judgment of the Clifton Township Board of Supervisors following inspection.

A. *Grounds and Site Maintenance.*

(1) 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 emanation of dust during dry weather.

(2) Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

(3) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.

(4) Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Township Board of Supervisors.

(5) 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.

B. *Park Areas for Nonresidential Uses.*

(1) No part of any park shall be used for nonresidential 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.

(2) Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

(3) No activities shall be conducted within the mobile home park which results in hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.

C. *Erection and Placement of Mobile Homes.*

(1) Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, and in each position as to allow a minimum of 10 feet between the mobile home and the right-of-way of the park street which serves the lot. The foundation shall be either a solid perimeter of masonry or piers both below frost or a slab properly constructed of poured concrete.

(2) All mobile homes must be properly anchored to the mobile home

stand. Anchorage materials must be corrosive resistant and must be capable of sustaining a minimum load of 4,800 pounds.

(a) Eight anchors must be provided for each mobile home. Anchor cables and ties should be fastened to the I-beam and to ground anchors, and be drawn tight with $\frac{5}{8}$ -inch or larger galvanized turnbuckle. All cable ends should be secured with at least two U-bolt type cable clamps. Diagonal ties must be installed at the front and the rear of the mobile home.

(3) All mobile homes in the park shall be enclosed from the bottom of the mobile home to the ground or stand using industry approved fire resistant skirting materials. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure. Mobile home park owners shall require that all mobile homes in the park be enclosed as required above within 30 days following placement of the mobile home within the mobile home park.

D. *Street Lighting.* All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights, as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night.

E. *Recreational Area.* A recreational area, consisting of 10% of the total land area, shall be maintained within the park for the use of all park residents. A minimum of one acre of land shall be equipped and properly maintained for recreation in each mobile home park.

F. *Landscaping and Outdoor Living Requirements.*

(1) *Private Area.* Private outdoor living and service space must be provided for each mobile home. It should be walled, fenced, or planted as necessary to assure reasonable privacy and should be partially paved for garden furniture. The minimum area should be not less than 300 square feet with a least dimension of 15 feet. The paved area should be not less than 100 square feet with a least dimension of 10 feet.

(2) *Screen Planting.* The Board of Supervisors may require fences or planting screens adequate to screen objectionable views effectively within a reasonable time; views to be screened include laundry drying yards, garbage and trash collection stations, nonresidential uses, and rear yards of adjacent properties.

G. *Walks.*

(1) *General Requirements.* All parks must 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.

(2) *Common Walk System.* Where pedestrian traffic is concentrated, and a common walk system is provided, such common walks shall have a minimum width of $3\frac{1}{2}$ feet.

(3) *Individual Walks.* All mobile home lots shall be connected to

common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 2 feet.

H. *Water Supply Systems.*

(1) Development or expansion of a centralized water supply system for any mobile home park shall be designed and installed as required under the Clifton Township Subdivision and Land Development Ordinance [Chapter 22].

(2) *Individual Lot Water.* Riser pipes and connections shall be installed and equipped and maintained as follows:

(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 ½ 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 thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

(d) A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type of manufacturer and their method of installation are approved.

I. *Sewage Disposal System.*

(1) An adequate and safe central sewerage 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 Environmental Protection and local health regulations. [Ord. 3-2008]

(2) Individual sewer connections shall meet the following requirements:

(a) Each mobile home lot shall be provided with at least a 3 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.

(b) The sewer connection (see 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 sewer connections shall be semi-rigid, corrosive resistant, non-absorbent, and durable. The inner surface shall be smooth.

(d) Provision 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 ½ inch

above ground elevation.

J. *Electrical Distribution System.*

(1) All power lines shall be located underground.

(2) All direct burial conductors or cable shall be buried at least 36 inches below the ground surface or at such other depths as approved by PP&L and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than 1 foot radial distance from water, sewer, gas, or communications lines.

(3) Each mobile home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

(4) All exposed noncurrent-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors of other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

K. *Refuse Handling.* The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.

L. *Natural Gas System.*

(1) Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices.

(2) Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

M. *Liquified Petroleum Gas Systems.*

(1) Liquified petroleum gas systems provided for mobile homes, service buildings, or other structures when installed shall be maintained in conformity with the rules and regulations of the authority have jurisdiction and shall include the following:

(a) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

(b) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

(c) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

(d) Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.

(e) No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure unless such installations are specially approved by the authority having jurisdiction.

(f) All LPG vessels shall be located not less than 5 feet from all mobile home exits.

N. *Fuel Oil Supply Systems.*

(1) All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction when provided.

(2) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

(3) All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall have shut-off valves located within 5 inches of storage tanks.

(4) All fuel storage tanks or cylinders shall be securely placed and shall not be less than 5 feet from all mobile home exits.

(5) Storage tanks located in areas subject to traffic shall be protected against physical damage.

O. *Fire Protection.*

(1) The mobile home park area shall be subject to the rules and regulations of the Township's volunteer fire company.

(2) Mobile home park areas shall be kept free of litter, rubbish, and other flammable materials.

(3) Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well marked positions.

P. *Park Buildings and Structures Maintenance.* All park services buildings and structures including management offices, repair shops, laundry and toilet facilities, indoor recreational areas, and any commercial uses for park occupants shall be maintained in good repair and appearance. All portions of the structures shall be properly maintained, repaired, and protected from damage by ordinary use and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be maintained, repaired, and protected as to prevent entrance or penetration of moisture and weather.

Q. *Recreational Vehicles.* Recreational vehicles may be erected and maintained in mobile home parks for permanent or year round living quarters subject to the following conditions:

(1) The recreational vehicle shall be connected and serviced by an adequate sewage disposal system and water supply system.

(2) The recreation vehicle shall contain complete bathroom and toilet facilities and complete kitchen facilities in satisfactory working order.

(3) The number of permanent or year round occupants shall be limited

to one person in a recreation vehicle 18 feet or longer in length and to two persons in a recreation vehicle 25 feet in length or longer.

(*Ord. 1-1984, 2/11/1984, §4; as amended by Ord. 3-2008, 11/13/2008*)

§14-105. Park Management Requirements.

1. The person to whom a license 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 lot which includes securing its stability and installing all utility connections.

3. The park management shall give the Township Inspector 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 of all park occupants. Such register shall be available to any authorized person inspecting the park. The management shall notify the appropriate officer, in accordance with State and local taxation laws, of the arrival and departure of each mobile home.

(*Ord. 1-1984, 2/11/1984, §5*)

§14-106. Enforcement and Penalties.

1. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a magisterial district judge 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 \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 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. 3-2008*]

2. *Suspension of Permit.* Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provisions of this Part, or of any regulations adopted pursuant thereto, the Township Secretary shall give notice in writing to the person to whom the permit was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the permit to operate in Clifton Township 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, and the permittee has not requested a hearing, the Township Secretary shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued. A suspension of operating permit shall remain in force until all violation conditions and practices are corrected and inspected and approved by the Township Board of Supervisors. During any suspension period no building permits or occupancy permits shall be issued for the erection or placement of mobile homes or the construction or alteration of structures or buildings within the mobile home park.

(*Ord. 1-1984, 2/11/1984, §6; as amended by Ord. 3-2008, 11/13/2008*)