

AN ORDINANCE REGULATING THE LOCATION, CONSTRUCTION, EQUIPMENT, MAINTENANCE, AND OPERATION OF MOBILE HOME PARKS, IN THE TOWNSHIP OF CENTRE, BERKS COUNTY, PENNSYLVANIA REQUIRING A LICENSE FOR THE MAINTENANCE AND OPERATION OF SUCH MOBILE HOME PARKS; FIXING A FEE FOR SUCH LICENSE; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS; PROVIDING FOR INSPECTIONS AND PROVIDING PENALTIES FOR VIOLATIONS.

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ORDINANCE NO. 4

AN ORDINANCE REGULATING THE LOCATION, CONSTRUCTION, EQUIPMENT, MAINTENANCE, AND OPERATION OF MOBILE HOME PARKS, IN THE TOWNSHIP OF CENTRE, BERKS COUNTY, PENNSYLVANIA REQUIRING A LICENSE FOR THE MAINTENANCE AND OPERATION OF SUCH MOBILE HOME PARKS; FIXING A FEE FOR SUCH LICENSE; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS; PROVIDING FOR INSPECTIONS AND PROVIDING PENALTIES FOR VIOLATIONS.

BE IT ORDAINED and ENACTED by the Board of Supervisors of the Township of Centre, Berks County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same, as follows:

SECTION I. DEFINITIONS.

- (a) Park or camp means mobile home park;
- (b) Persons means any natural individual, partnership, corporation or business venture whatsoever;
- (c) Mobile home means any trailer, house trailer, movable structure or vehicle constructed and designed, or used, for dwelling or sleeping purposes;
- (d) Mobile Homes Park means any lot of ground upon which one or more mobile homes, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accomodation;
- (e) Dependent Mobile Home means a mobile home which does not have a toilet or a bath or shower;
- (f) Independent Mobile Home means a mobile home that has a toilet and a bath or shower;
- (g) Dependent Mobile Home Space means a mobile home

space which is designed to accomodate a dependent mobile home and does not have sewer and water connections to accomodate the toilet and the bath or shower in a mobile home;

(h) Independent Mobile Home Space means a park space which has power and water connections assigned to accomodate the toilet and bath or shower contained in an independent mobile home;

(i) Service Building shall mean a building housing toilet facilities with a slop water closet and laundry facilities, and with separate bath and shower accomodations;

(j) Transient mobile home shall mean any mobile home which will remain in a mobile home park for a period of time not to exceed two months;

(k) Permanent mobile home shall mean any mobile home which will remain in a mobile home park for a period in excess of two months.

SECTION II. LICENSE REQUIRED.

2.1: Two or more inhabited mobile homes shall be located only in licensed mobile home parks.

2.2: It shall be unlawful for any person to maintain or operate within the limits of the Township of Centre, Berks County, Pennsylvania, any mobile home park containing two or more mobile homes unless such person shall first obtain a license therefor. All mobile home parks in existence upon the effective date of this ordinance shall within three months thereafter obtain such license, and in all other respects comply fully with the requirements of this ordinance within six months, except that mobile home parks existing on the effective date of this ordinance may retain mobile home spaces and roadways, which spaces

and roadways were in actual use on the effective date of this ordinance, without changing the size or location of the same, even though said mobile home spaces and/or roads do not conform as to size, width and/or locations to the requirements of this ordinance, nor have the required off street parking spaces.

SECTION III. LICENSE FEES.

The annual license fee for each mobile home park shall be Fifty Dollars (\$50.00), plus Two Dollars (\$2.00) for each dependent or independent mobile home space in the park in excess of ten.

SECTION IV. APPLICATION FOR LICENSE.

4.1: Applications for a mobile home park license shall be filed with the Centre Township Planning Commission which shall hold a public hearing, and after consideration, make a recommendation to the Centre Township Board of Supervisors. The Board of Supervisors shall thereafter act upon the application and, if approved, shall issue a license. Applications shall be in writing signed by the applicant and shall contain the following:

- (a) The name and address of the applicant;
- (b) Location and legal description of mobile home park;
- (c) A complete plan of the park showing compliance with Section VI of this ordinance, including plans for sewage and water facilities;
- (d) Plans and specifications of all buildings and other improvements constructed to enable the issuing authority to determine if the proposed park will comply with legal requirements.

4.2: The application and all accompanying plans and specifications shall be filed in triplicate. The Centre Township Planning Commission and the Centre Township Board of Supervisors shall investigate the applicant and inspect the proposed plans and specifications. If the applicant is found to be of good moral character and the proposed mobile home park will be in compliance with all provisions of this ordinance and all other applicable ordinances or statutes, the Centre Township Board of Supervisors shall approve the application and upon completion of the park according to the plans, shall issue the license.

4.3: Before the plan, size or area of any licensed mobile home park is altered and before any roadway, street, water facility, sewer facility, service building or service facility in a licensed mobile home park is relocated or materially altered, a new application setting forth such alteration and/or relocation shall be first filed and approved.

4.4: Except when a new application is required under the provisions of subsection 4.3, a license shall be re-issued annually upon payment of the license fee without the necessity of again filing an application.

SECTION V. PARKING PROHIBITED EXCEPT IN PARKS

5.1: Mobile homes shall not be parked on any public thoroughfare, street, alley or public place in the Township of Centre, Pennsylvania, for longer than twelve (12) hours when no legitimate emergency for repairs exists.

SECTION VI. MOBILE HOMES PARK PLAN

The mobile home park shall conform to the following requirements:

6.1: The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water. Walks, driveways and retaining walls shall be constructed as not to interfere with drainage. Drainage shall be away from mobile home spaces, service buildings and recreational areas. Storm water shall not drain into sanitary sewers.

6.2: Mobile home spaces for permanent trailers shall be provided consisting of a minimum of 5,000 square feet for each space which shall be at least forty-five feet (45') wide and at least one hundred feet (100') in length and clearly defined. Spaces for transient mobile homes may also be provided consisting of a minimum of 2,500 square feet for each space which shall be at least twenty-five feet (25') wide and clearly defined. Mobile homes shall be so parked on each space that there shall be at least a twenty-five foot (25') clearance between mobile homes. No mobile home shall be located closer than one hundred (100') feet from a permanent building existing at the time the plan for the mobile home park is approved and located on a property owned by a person or entity other than the owner of the mobile home park, or closer than fifteen feet (15') from any property line bounding the park, or closer than seventy feet (70') from the paved areas of any public street or public highway.

6.3: All mobile home spaces shall abut upon a surfaced macadam driveway of not less than thirty feet (30') in width.

6.4: Surfaced macadam walkways not less than 4 feet wide shall be provided from the mobile home spaces to the service buildings.

6.5: Each park shall provide service buildings to house toilet facilities, bathing facilities, laundry facilities and other sanitary facilities as hereinafter more particularly prescribed.

6.6: Safety and convenience shall be major considerations in the layout of driveways, walks and parking areas within the mobile home park and driveways shall be continuous insofar as possible.

6.7: Two paved off street parking spaces shall be provided for each mobile home. Each such off street parking spaces shall be not less than nine (9) feet wide and not less than twenty feet (20') long.

SECTION VII. ELECTRICITY AND LIGHTING

7.1: Every mobile home park shall be provided with electric power. An electric outlet supplying 220-230 volts shall be provided for every mobile home space. The outlets shall be weatherproof and in easy reach of parked mobile homes. All power lines and wiring shall be underground and shall be at least forty inches (40") underground for primary lines and at least thirty inches (30") underground for secondary lines. No above ground power lines or wiring shall be permitted. All electric wiring in the mobile home park shall be in accordance with the Township and Pennsylvania Codes, or in the absence of local codes, then in accordance with the National Electrical Code. Adequate overcurrent protection shall be provided on all circuits. Service lines to each mobile space shall be weatherproof, insulated and not smaller than two (2) number two (#2) copper wires and one (1) number four (#4) copper wire, or aluminum wires of equal capacity.

7.2: Street and yard lights sufficient in number and intensity to permit the safe movement of vehicles and pedestrians shall be provided. Lights shall be at least equal to 7800 lumens

each spaced at intervals of not more than seventy-five feet (75') or 3400 lumens each spaced at intervals of not more than fifty (50') feet, in either case located not less than twelve feet (12') nor more than fifteen feet (15') from the ground and shall be effectively related to buildings, walks, trees, steps and ramps, Lights shall be kept burning from sunset to sunrise.

SECTION VIII. WATER SUPPLY

8.1: All mobile home parks shall be connected with an approved public water supply where available, supplied to each mobile home space by pipe.

8.2: Where a public water supply is not available a suitable private water supply shall be developed that meets standards prescribed by the Pennsylvania Department of Health, as safe for drinking purposes. Water shall be piped to each mobile home space.

8.3: Water distribution and storage facilities shall be adequate to supply a continuous year-round/frost-free water supply of at least 150 gallons per day per mobile home space, at a rate of 6 gallons per minute, with a residual pressure of 20 pounds per square inch. Wells shall be at least ten feet deep and located at least 200 feet from any privy, septic tank or cesspool, and/or as approved by a health officer; and as required by local ordinance.

8.4: Dependent mobile home spaces shall be provided with sanitary facilities in service buildings not less than 25 feet or more than 150 feet from any dependent mobile home, as outlined in Section X below. Such service buildings shall provide abundant hot water supply at all times for bathing, washing and laundry

facilities.

SECTION IX. SERVICE BUILDINGS

9.1: Each park shall be provided with toilets, baths or showers, slop sinks, and other sanitation facilities which shall conform to the following requirements:

9.2: Toilet facilities of men and women shall be either in separate buildings at least 20 feet apart, or shall be separated, if in the same building, by a soundproof wall.

9.3: Flush toilets shall be placed in conveniently located buildings not more than a distance of two hundred feet (200') from any dependent mobile home. The building shall be well lighted at all times, ventilated with screened openings, and constructed of moisture-proof materials, permitting satisfactory cleaning. The floors shall be concrete or similar material, slightly pitched to a floor drain. Toilets shall be enclosed in separate compartments with doors that have the minimum width of two feet (2') eight inches (8"). Toilet facilities for women shall consist of not less than one (1) flush toilet for every five (5) dependent mobile home spaces, one (1) shower or bath for every five (5) dependent mobile home spaces and one (1) lavatory with hot and cold running water for every five (5) dependent mobile home spaces. Each toilet and bathtub shall be in a private compartment. For independent mobile homes, toilet, shower and bathtub facilities shall be in compliance with the Pennsylvania State regulations pertaining thereto.

9.4: Toilet facilities for men shall consist of not less than one flush space for every five (5) dependent mobile home spaces, one (1) shower or bathtub for every five (5) dependent

mobile home spaces and one (1) lavatory with hot and cold running water for every five (5) dependent mobile home spaces. Each toilet, shower and bathtub shall be in a private compartment. For independent mobile homes, toilet, shower and bathtub facilities shall be in compliance with the Pennsylvania State regulations pertaining thereto.

9.5: An independent mobile home may be parked on a dependent mobile home space, but the requirements of subsection 9.2, 9.3, 9.4 immediately hereinabove specified shall not thereby be affected.

9.6: A dependent mobile home may be parked on an independent mobile home space, but in such event such space shall be regarded as being a dependent mobile home space for the purposes of determining compliance with the provisions of subsection 9.2, 9.3, and 9.4 of this Section IX.

9.7: Service buildings housing the toilet facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems, and shall be located not closer than twenty-five feet (25') nor farther than two hundred feet (200') from any dependent home space.

9.8: Each service building shall contain at least one slop sink located in a separate compartment.

9.9: The service buildings shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material including painted woodwork, as shall permit repeated

cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1 to May 1. The floors of the service building shall be of water impervious material and shall slope to a floor drain connected with the sewerage system.

9.10: All service buildings, mobile homes, mobile home spaces and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any conditions that will menace the health of any occupant or the public or constitute a nuisance.

SECTION X. LAUNDRY FACILITIES

10.1: All laundry facilities shall be in conformity with the applicable Pennsylvania State regulations pertaining thereto.

10.2: Outside drying space adjacent to the service building or other clothes-drying facility, shall be provided. A minimum of 50 square feet per mobile home space shall be provided in the area used for outside clothes drying.

SECTION XI. SEWAGE DISPOSAL

11.1: A system of sanitary sewerage shall be provided in mobile home parks and all waste and soil lines discharging from buildings and mobile homes shall be connected thereto. Each mobile home space shall be provided with a trapped sewer below frost lines at least four inches in diameter and sloped so as to provide a minimum flow velocity of not less than two feet per second when flowing half full. The sewer shall be provided with suitable fittings, so that a water and gas tight connection can be made between the mobile home drain and the sewer connection. Such individual home connections shall be constructed that they can be closed when not liked to a

mobile home and shall be trapped in such a manner as to maintain them in an odor-free condition.

Sufficient cleanouts, handholes, and manholes shall be installed in sewer systems so as to maintain serviceable conditions. Sewer lines shall be located in a separate trench from water mains.

11.2: All sewers shall discharge into a public sewage system where possible.

In the absence of a public sewage system adequate private sewage disposal and treatment facilities shall be installed to treat a minimum average of one hundred fifty (150) gallons per day per mobile home space of ultimate capacity of the park. The treatment facility shall be located so that it shall not create a health or odor nuisance to the park or adjacent property occupants, or discharge untreated effluents into any Commonwealth body of water or stream. No privies or cesspools shall be permitted in a mobile home park.

11.3: All sewerage systems shall meet applicable local plumbing and sanitary codes, shall be approved by the health officer and/or other appropriate officials, and shall meet standards of the Pennsylvania Health Department.

SECTION XII. REFUSE DISPOSAL.

12.1: A fly and water tight metal garbage can shall be provided for each mobile home space adequate to permit disposal of all garbage and rubbish. Garbage shall be collected at least twice a week.

12.2: Racks and holders shall be provided for all refuse containers. Such container racks shall be designed so as to prevent

containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

12.3: Where collection service is not available, the mobile home park operator shall dispose of the refuse by proper incineration, burial or transporting to an approved disposal site.

12.4: Buried garbage shall be covered with at least 12 inches of compacted earth immediately upon burial.

SECTION XIII. INSECT AND RODENT CONTROL

13.1: Insect and rodent control measures to safeguard public health, as recommended by the health officer or other authority shall be applied in the mobile home park.

13.2: Effective larvicidal solution may be recommended by the health office for fly or mosquito breeding areas which cannot be controlled by other, more permanent measures.

13.3: Accumulations of debris which may provide harborage for rodents shall not be permitted in the mobile home park.

13.4: When rats or other rodents are known to be in or near the mobile home park, the operator shall take definite action, under direction by appropriate health authority, to exterminate them.

13.5: Suitable measures as recommended by the health officer shall be taken by the mobile park operator to control other insects and obnoxious weeds.

SECTION XIV. FIRE PROTECTION

14.1: Fire alarms and instructions - Provision shall be made for giving a general alarm in case of fire. A bell, iron hoop or a similar manually operated device may be used for this purpose. It shall be the duty of the mobile home park operator or owner to

instruct all tenants of means of summoning fire fighting apparatus, police, medical help, and of the proper operation of fire extinguishers.

A public telephone, without the necessity of inserting a coin, shall be available at all times to summon fire, police and other protective services. Up to date lists of telephone numbers of emergency services shall be permanently displayed near the telephone.

14.2: Fire Extinguishers - Every mobile home in the park shall be equipped with at least one approved hand-operated fire extinguisher of a type suitable for use on oil fires, preferably the foam type. The extinguisher shall be installed on the inside of the mobile home in a fixed location, preferably near a door, but in no case in close proximity to the cooking or heating stove.

In the absence of a system of yard hydrants and hose, a complement of approved fire extinguishers on wheels for every 20 mobile home spaces shall be provided, housed not farther than 150 feet from any mobile home. Each complement of extinguishers shall contain one foam type extinguisher (with anti-freeze) of 2-1/2 gallon rated capacity, for Class A type fires; and at least one approved carbon-dioxide dry chemical or vaporizing liquid extinguisher of at least 25 pound capacity for Class B oil type fires. All extinguishers shall be kept in good operating condition and checked yearly by an appropriate authority.

14.3: Mobile home park areas shall be kept free of litter, rubbish and other flammable material.

14.4: Means of Egress - Two doors, one located at each end of the mobile home, shall be provided. Doors and screen doors shall be of the hinged type, opening outwardly from the inside.

Locks, when provided, shall be of the type that permits opening from the inside by the simple operation of a knob or lever or by pressure against the door.

SECTION XV. OIL BURNING HEATING AND COOKING STOVES.

15.1: Oil burning cooking and heating stoves shall be provided with flue connections to the outside of the mobile home. Flues shall penetrate the roof of the mobile home through a weather tight sheetmetal shield or roof jack which shall provide a clearance of at least 2 inches between the flue and combustible roof material if approved outlet flues are provided. A clearance of at least 6 inches shall be provided if metal flues are used. Down draft diverters shall be provided on all vents from oil-burning stoves.

15.2: Oil-burning stoves for heating purposes may provide for attachment to fuel tanks located outside and separate from the mobile home. Auxiliary oil storage tanks, when provided, shall be so located as to require filling and drainage on the outside of the mobile home and shall be securely fastened in position in a place readily available for inspection. When installed in closed compartment, outside the mobile home, such compartment shall be ventilated at the bottom.

15.3: No gasoline or portable stove equipment shall be permitted. Fires shall be made only in approved stoves, incinerators and other equipment intended for such purposes.

SECTION XVI. FUELS.

16.1: Cylinders, containing liquified petroleum gas or oils to be used as fuel by mobile home occupants, should be connected to the stoves by leak-proof connections. The cylinders

should be securely fastened in place, not less than 5 feet from any mobile home. State and local codes applicable shall be followed.

SECTION XVII. ANIMALS AND PETS.

17.1: No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large.

SECTION XVIII. ALTERATIONS AND ADDITIONS.

18.1: No permanent additions of any kind shall be built onto nor become part of any mobile home. Skirting of mobile home is permissible, but such skirting shall not attach the mobile home permanently to the ground, create a fire hazard, or provide a harborage for rodents.

SECTION XIX. RECREATION AREAS.

19.1: At least 100 square feet per each mobile home space shall be made available in one or more areas for recreational uses. These areas shall be located so as to be free of traffic hazards.

SECTION XX. REGISTER OF OCCUPANTS.

20.1: It shall be the duty of the licensee to keep a register containing a record of all mobile homes owners and occupants located within the park. The register shall contain the following information:

(a) Name and address of each occupant, and age if under 21;

(b) The make, model and year of all automobiles and mobile homes;

(c) License number and owner of each mobile home and the vehicle by which it was towed;

(d) The State issuing such license;

(e) The dates of arrival and departure of each mobile home;

(f) Place of previous residence;

(g) The permanent address;

(h) Forwarding address.

The park operator shall keep the register available for inspection by Township officials at all times. The register records pertaining to any mobile home shall not be destroyed for a period of three (3) years following the date of departure of the mobile home in question.

SECTION XXI. SUPERVISION.

21.1: A responsible attendant, caretaker, owner, or operator shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition and he shall be answerable with the licensee for any violation of the provisions of this ordinance.

SECTION XXII. COMMUNICABLE DISEASE.

22.1: It shall be the duty of each park owner or operator to report promptly to the Health Officer or other officials, all cases of persons and animals affected or suspected of being affected with a communicable disease.

SECTION XXIII. REVOCATION OF LICENSE.

23.1: The designated authority or Health Officer shall make inspection of the park to assure compliance with this ordinance and parks shall be open for such inspections at all reasonable hours. In case of non-compliance with any provisions of this ordinance, this authority shall serve warning to the

licensee. Thereafter, upon failure of the licensee to remove said violation, the Centre Township Board of Supervisors shall hold hearings on the matter, and upon determination of non-compliance, revoke said license. The license may be retained if the circumstances leading to the revocation have been remedied and the park can be maintained and operated in full compliance with the law.

SECTION XXIV. POSTING OF LICENSE AND CODE.

24.1: The license certificate and a copy of this ordinance shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

SECTION XXV. PENALTY.

25.1: Any person violating this ordinance shall be fined not less than Twenty-Five Dollars (\$25.00) nor more than One Hundred Dollars (\$100.00) for such offense, or, in default of payment of the fine and costs imposed, shall be sentenced to the county jail for a period not exceeding five (5) days. Each day that a violation is permitted to exist shall constitute a separate offense. Payment of the fine shall not constitute compliance with the ordinance.

SECTION XXVI. SEVERABILITY OF PROVISIONS.

26.1: The provisions of this ordinance are severable and in the event that any provisions thereof shall be declared invalid or unconstitutional, it is hereby declared to be the intent of the Centre Township Board of Supervisors that the remaining portions thereof would have been enacted notwithstanding such judicial determination of the invalidity of any particular provision or provisions in any respect.

SECTION XXVII. CONFLICT OF ORDINANCES.

27.1: In case a provision of this ordinance is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance of this township or state law or regulation, existing on the effective date of this ordinance, the provision which established the higher standard for the promotion and protection of the health and safety of the people shall prevail.

SECTION XXVIII. EFFECTIVE DATE OF ORDINANCE.

28.1: This ordinance shall become effective upon the expiration of five days after passage.

ORDAINED AND ENACTED at a meeting of the Board of Supervisors of the Township of Centre, Berks County, Pennsylvania, in lawful session duly assembled on the 7th day of October, 1970.

CENTRE TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

George C. Siefert
Secretary

Howard M. Zimmerman

Herbert E. Roth

Raymond F. Shappell