

ORDINANCE NO. 88, 2000

AN ORDINANCE OF THE TOWNSHIP OF CENTRE, BERKS COUNTY, PENNSYLVANIA DEFINING, LICENSING AND REGULATING MOBILE HOME PARKS; ESTABLISHING APPLICATION PROCEDURES AND FEES AND PROVIDING FOR THE ISSUANCE AND REVOCATION OF LICENSES; REQUIRING MINIMUM STANDARDS FOR WATER SUPPLY, SEWAGE DISPOSAL, ELECTRICAL DISTRIBUTION, REFUSE DISPOSAL, FIRE PROTECTION, AND FOR COMMUNITY SERVICE BUILDINGS AND FACILITIES; FIXING RESPONSIBILITIES IN PARK MANAGEMENT; AND PRESCRIBING PENALTIES FOR VIOLATION

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

Section 1. Definitions. As used in this ordinance, the following terms shall have the meaning indicated, unless a different meaning clearly appears from context:

(a) License. The written approval as issued by the Township Ordinance Enforcement Officer, authorizing a person to operate and maintain a mobile home park under the provisions of this ordinance.

(b) Manufactured Home. This term shall be as defined in Part 3280, Manufactured Home Construction and Safety Standards from the Code of Federal Regulations, Housing and Urban Development, as revised and amended.

(c) Mobile Home. A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one 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. A manufactured home shall be considered a mobile home with reference to this Ordinance.

(d) Mobile Home Lot. A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

(e) Mobile Home Park. A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

(f) Owner. Any individual, firm, trust, partnership, corporation, company, association or other legal entity which owns a mobile home park.

(g) 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.

(h) Sewer Connection. A structure which contains operational, office, recreational, sanitary, maintenance or other facilities built for the use of the mobile home park residents or owner.

(i) Sewer Riser Pipe. That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

(j) Township. The Township of Centre, Berks County, Pennsylvania.

(k) 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.

(l) 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.

(m) 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.

Section 102. License; Sale of Mobile Home Space.

(a) 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 Township Ordinance Enforcement Officer 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.

(b) Application to Township. The applicant shall also submit an application to the Township Ordinance Enforcement Officer using a form furnished by the Township for a license to operate a mobile home park in the Township.

(c) License Renewal. The operating license shall be renewed by the Township Ordinance Enforcement Officer upon furnishing of proof by the applicant that the mobile home park continues to meet the standards prescribed by this Ordinance.

(d) Inspection of Mobile Home Parks. The Township Building Inspector may inspect a mobile home park at reasonable intervals and at reasonable times, to determine compliance with this Ordinance.

(e) Compliance of Existing Mobile Home Parks.

(1) Mobile home parks in existence at the date of adoption of this Ordinance may be continued so long as they otherwise remain lawful.

(2) Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of all Township Ordinances.

(3) Any existing mobile home park which in the opinion of the Township Building Inspector creates a safety hazard shall be required to comply with this Ordinance and all other Township ordinances within a reasonable period of time as determined by the Board of Supervisors of the Township.

(f) Individual Mobile Homes. The owners and/or occupiers of individual mobile homes permitted in the areas as set forth in the Township Zoning Ordinance and not located in a mobile home park shall not be required to obtain an operating license; however, they shall be required to obtain zoning and building permits as prescribed by the appropriate Township ordinances. The owners or occupiers of individual mobile homes shall comply with all other applicable Township ordinances and regulations governing single-family homes.

(g) Inspection; Revocation of License; Appeals. Whenever, upon inspection of any mobile home park, it is determined by the Township Building Inspector that conditions or practices exist which are in violation of any provision of this Ordinance, or of any Township ordinance, the Township Building Inspector shall give notice in writing in accordance with the provisions of this Ordinance to the person to whom the operating license was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the operating license 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 Township Building Inspector shall suspend the operating license and give notice in writing of such suspension to the person to whom the operating license is issued. The licensee or applicant may appeal the decision of the Township Building Inspector by petitioning for a hearing within ten (10) days of the

decision. Within forty (40) days of the petition the Board of Supervisors of the Township shall hold a hearing and render its decision.

Section 103. Fees. A schedule of fees for mobile home building permit and operating license applications, inspections and renewals shall be established by the Township Board of Supervisors pursuant to resolution.

Section 104. Application for License. Application for the mobile home park operating license, or renewal thereof, shall be filed with the Township Building Inspector. The application shall be in writing, signed by the owner or operator of the mobile home park and shall include the following:

- (a) Name and address of the owner;
- (b) Name and address of operator;
- (c) Location and legal description of the mobile home park;
- (d) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park; and
- (e) Such further information as may be requested by the various Township agencies or employees to enable them to determine if the proposed mobile home park complies with all legal requirements.

Section 105. Water Supply.

(a) General Requirements. An adequate supply of potable 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 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 and/or other authorities having jurisdiction over water supply systems.

(b) Fire Hydrants. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Fire Department and the agency responsible for supplying water.

(c) Individual Water Riser Pipes and Connections.

(1) Individual water riser pipes shall be located within the confined area of the mobile home space 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.

(2) The water riser pipe shall have a minimum inside diameter of three-quarters of an inch (3/4") and terminate at least four inches (4") above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the mobile home space.

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

(4) A shut-off valve below the frost line shall be provided near the water riser pipe in each mobile home space. Underground stop-and-waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Township Board of Supervisors.

Section 106. Sewage Disposal.

(a) General Requirements. An adequate and safe sewage system, as approved by DEP and any other agency having authority or jurisdiction shall be provided in all mobile home parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities.

(b) Individual Sewer Connection.

(1) Each mobile home space shall be provided with at least a four inch (4") diameter sewer riser pipe. The rim of the sewer riser pipe shall extend at least one-half inch (1/2") above ground elevation. The sewer riser pipe shall be so located on each mobile home space that the sewer connection to the mobile home drain outlet will approximate vertical position.

(2) The sewer riser pipe shall have a nominal inside diameter of not less than three inches (3"), and the slope of any portion thereof shall be at least one-quarter inch (1/4") per foot. All joints shall be watertight.

(3) All materials used for a Sewer Connection shall be SDR-35.

(4) The sewer riser pipe shall be plugged to a water tight condition when a mobile home does not occupy the mobile home space. Surface drainage shall be diverted away from the sewer riser pipe.

Section 107. Electrical Distribution System.

(a) General Requirements. Every mobile home 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 or other applicable codes regulating such systems.

(b) Power Distribution Lines. Main power lines not located underground shall be suspended at least eighteen feet (18') above the ground, and shall have a minimum vertical clearance of eight feet (8') above any mobile home, service building or other structure.

Section 108. Service Buildings and Other Community Service Facilities.

(a) Application of this Ordinance. The requirements of this Ordinance 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; and indoor recreation areas.

(b) Structural Characteristics. All structural characteristics of service buildings, recreation buildings and other community service facilities shall be in accordance with the Township ordinances regulating the same.

Section 109. Refuse Disposal. The storage, collection and disposal of refuse in the mobile home park shall be managed so as not to create health hazards, rodent harborages, insect-breeding areas, accident or fire hazards or air pollution, and shall be in accordance with all applicable Township ordinances.

Section 110. Fire Protection. Fire protection provisions shall be in accordance with all applicable Township ordinances. A water supply or access to a water supply shall be provided by the owner. Such water supply or access, as well as the proposed layout and design, shall be subject to the approval of the local code enforcement officer, municipal engineer, fire protection organization having jurisdiction within the Township, and any and all other agencies having such jurisdiction.

Section 111. Additional Provisions. All installations must conform to manufacturers specifications and recommendations, and to applicable parts, sections and provisions of the The National Manufactured Housing Construction and Safety Standards Act of 1974, as revised and amended.

Prior to the issuance of a permit for the installation of a new or used manufactured home, said home shall be inspected according to HUD Code requirements.

All roads shall conform to Township standards for roads as contained in the Township Subdivision and Land Development Ordinance and any other applicable ordinance.

Open space and recreation requirements shall be as set forth in the Township Subdivision and Land Development Ordinance.

Each home space shall have a minimum of two (2) off-street parking spaces.

Lighting shall be provided throughout the mobile home park, in accordance to the standards set forth in the Township Subdivision and Land Development Ordinance.

Provisions for secure mailboxes shall be made subject to approval of the postmaster.

Section 112. Penalties. Any person violating any provision of this Ordinance shall, for each and every such violation, upon conviction thereof, be sentenced to pay a fine of not more than One Thousand Dollars (\$1,000.00), plus costs of prosecution. Each day that a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 113. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of the Township of Centre that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 12. Repeal of Inconsistent Ordinances. All ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as they are inconsistent with this Ordinance.

Section 13. Effective Date. This Ordinance shall take effect on the earliest date allowed by law.

ENACTED AND ORDAINED by the Board of Supervisors of the Township of Centre, Berks County, Pennsylvania this 14th day of February, 2000.

TOWNSHIP OF CENTRE

Ronald E. Knepp
Ronald E. Knepp, Chairman

Lawrence Zimmerman

Clair L. Miller
Clair Miller

Attest:

Ruth A. Borkey
Ruth A. Borkey, Secretary

SEAL