

CHAPTER 14

MOBILE HOME PARKS

Part 1

Mobile Home Parks

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Part 1

Mobile Home Parks

§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 Borough Council, authorizing a person to operate and maintain a mobile home park under the provisions of the part.

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.

MOBILE HOME LOT - a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

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 of the placement thereon of mobile homes.

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 operations, 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 with the mobile home.

§102. License; Sale of Mobile Home Lot.

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 Borough of Everett unless he holds a license issued by the Borough Council in the name of such person for the specific maintenance, construction, alteration, or extension proposed. The Borough license shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

2. Application to Borough of Everett. The applicant shall also submit an application to the Borough Council using a form furnished by the Borough Council for a license to operate a mobile home park in the Borough of Everett.

3. License Renewal. The license shall be renewed by the Borough Council 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. The Borough Council may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with the 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 Borough of Everett subdivision and zoning ordinances.

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

6. Individual Mobile Homes.

A. Individual mobile homes permitted in areas as set forth in the zoning ordinance 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 Borough of Everett ordinances.

B. Individual mobile homes shall comply with all other applicable Borough ordinances and regulations governing single-family home.

7. Inspection; Revocation of License; Appeals. 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 hereto, the Borough Council 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 Borough of Everett 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 Borough Council shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. The licensee or applicant may appeal the decision of the Borough Council by petitioning for a hearing within ten (10) days of the decision. Within thirty (30) days of the petition the Borough Council shall hold a hearing and render its decision.  
(Ord. 271, 6/8/1992)

§103. Fees. A schedule of fees for applications, licenses and/or inspection shall be established by the Borough Council pursuant to resolution. (Ord. 271, 6-8-1992)

§104. Application for License. Application for the mobile home park license shall be filed in triplicate with the Borough Council. The application shall be in writing, signed by the owner and shall include the following:

1. Name and address of the owner.
2. Location and legal description of the mobile home park.
3. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park.
4. Such further information as may be requested by the various Borough agencies to enable them to determine if the proposed park will comply with legal requirements.  
(Ord. 271, 6-8-1992)

§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 the 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 Resources or other authorities having jurisdiction over water supply systems.

2. Fire Hydrants. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon the Borough Council 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 three-quarter (3/4) inch and terminated at least four (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 Borough Council.

(Ord. 271, 6-8-1992)

§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 four (4) inch diameter sewer riser pipe. This sewer riser pipe shall be imbedded in poured concrete, minimum twelve (12) inch diameter and minimum eighteen (18) inch depth. The rim of the riser pipe shall extend at least one-half (1/2) 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 shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. All joints shall be watertight.

C. All materials used for a sewer connection shall be semi-rigid, 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. 271, 6-8-1992)

§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 Borough of Everett ordinances regulating such systems.

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

(Ord. 271, 6-8-1992)

§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, and indoor recreation areas.

2. All structural requirements shall be in accordance with the Borough of Everett ordinances regulating same.  
(Ord. 271, 6-8-1992)

§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 Borough of Everett ordinances. (Ord. 271, 6-8-1992).

§110. Fire Protection. Fire protection provisions shall be in accordance with the Borough of Everett ordinances. (Ord. 271, 6-8-1992)

§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 five (5) feet from any mobile home exit. (Ord. 271, 6-8-1992)

§112. Supervision; Responsibilities of the Park Management.

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 stand which includes securing its stability and installing all utility connections.

3. The park management shall give the Borough Council 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. 271, 6-8-1992)

§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 hereto, the Borough Council 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 Borough council 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

Borough Council in accordance with the Local Agency Law.  
(Ord 271. 6-8-1992).

§114. Penalties. Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine not exceeding six hundred dollars (\$600.00) plus costs and, in default of payment, to imprisonment for a term not to exceed thirty (30) days. Each day that a violation of this Part continues shall constitute a separate offense. (Ord. 271, 6-8-1992).