

CHAPTER XVIII

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CHAPTER XVIII

MOBILE HOMES AND MOBILE HOME PARKS

Section 101. Definitions. For the purpose of this Ordinance, the following words and phrases shall have the meaning ascribed to them in this section:

(a) Dependent Mobile Home. A mobile home which is not equipped with a toilet and/or bathtub, shower, or laundry, nor any facility which produces sewage waste or, if equipped with facilities which produce sewage waste cannot be connected to a permanent sewage disposal system.

(b) Independent Mobile Home. A mobile home equipped with facilities which produces sewage waste and which contains provisions for connection to a permanent sewage disposal system.

(c) Mobile Home. A vehicle so constructed as to permit its being used, as a conveyance upon the public streets or highways and duly titled as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one (1) or more persons.

(d) Mobile Home Park. Any plot of ground upon which two (2) or more mobile homes, occupied for dwelling or sleeping purposes, are located. Three (3) or less mobile home units on a plot of ground, wherein the occupants of each trailer are blood relations to the property owner or lessee of the property are exempt from these regulations.

(e) Mobile home Space. A plot of ground within a mobile home park, designated for the accommodation of one (1) mobile home.

(f) Permit. A written permit issued by Amity Township permitting the mobile home park to operate under this Ordinance and regulations promulgated thereunder.

(g) Person. Any individual, firm, partnership, corporation, company or association.

(h) Service Building. An accessory facility to the prime use (mobile home) for servicing park, i.e., toilets, washrooms, showers.

(Ordinance 24, January 13, 1966, Section 1)

Section 102. Permits.

(a) It shall be unlawful for any person to construct, maintain or operate any mobile home park within the limits of Amity Township unless he holds a valid permit issued annually by Amity Township in the name of such

person for the specific mobile home park. All applications for permits shall be made to Amity Township who shall issue a permit upon compliance by the applicant with provisions of this Ordinance and of any regulations adopted pursuant thereto, and of any other applicable legal requirements. No permit shall be transferable. Every person holding such a permit shall give notice in writing to Amity Township within twenty-four (24) hours after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park.

(b) (1) Application for original permits shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the applicant, and shall contain the following:

(i) Name and address of applicant;

(ii) Name and address of mobile home park;

(iii) The interest of the applicant in and the location and legal description of the mobile home park;

(iv) A complete plan of the mobile home park, showing compliance with all applicable provisions of this Ordinance and regulations promulgated thereunder;

(v) Such further information as may be required to determine that the proposed mobile home park complies with legal requirements of any other reviewing agency or commission;

(2) Applications for renewal of permits shall be made in writing on or before _____ by the holder of the permit and shall contain the following:

(i) Any change in the information submitted since the time the original permit was issued or the latest renewal granted;

(ii) Such other information as the Township may require.

(c) A complete plan, for the purpose of obtaining a permit to be issued by Amity Township, shall show:

(1) The area and dimensions of the tract of land;

(2) The number, location and size of all mobile home spaces;

(3) The location and width of roadways and walkways;

(4) The location of service buildings and any other proposed structures;

(5) The location of water and sewer lines;

(6) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park;

(7) Street lighting facilities, and electrical power line installations;

(8) Plans for providing surface drainage;

(9) Details of the construction of the sewage disposal system, including soil percolation tests, if a soil absorption type system is to be used;

(10) Details of the construction of the sewerage system if connection to a municipal system is planned (must comply with plumbing codes in effect);

(11) Water supply, including expected capacity and size of well, pump rating, water storage facilities, methods of sealing well, distribution system including size materials and valve locations;

(d) Plans for mobile home parks of three (3) or more lots shall conform to standards of Berks County Land Subdivision Regulations and shall be reviewed by the Berks County Planning Commission and endorsed by their stamp of review and/or approval.

(Ordinance 24, January 13, 1966, Section 2)

Section 103. Location, Space and General Layout.

(a) Sites shall be in harmony with existing development within the provisions of zoning regulations (if applicable) so as to produce the greatest degree of compatibility of activities, general appearances and pattern of land development.

(b) Spaces shall be governed by zoning densities (if applicable). Where not zoned, minimum should be three thousand (3,000) to four thousand (4,000) square feet area per unit. There shall be not less than fifteen feet (15') between mobile homes, buildings or structures and not less than ten feet (10') between a mobile home and a public street, road or highway. No mobile home shall be less than ten feet (10') from the exterior boundary of the mobile home park.

(Ordinance 24, January 13, 1966, Section 3)

Section 104. Roads and Parking Areas.

(a) Roads in the park may be as narrow as fifteen feet (15') when a one-way traffic plan is used, and no on-street parking shall be permitted. Twenty feet (20') wide streets shall be the minimum for a two-way traffic without on-street parking.

(b) Additional street widths shall be required when on-street parking is allowed in accordance with the following:

For Parking on One Side

Parallel.....	6 feet
Diagonal (60 degree).....	16 feet
Perpendicular.....	20 feet

When parking is to be permitted on both sides, the above additional widths shall be doubled, or two (2) of these values combined. All roads in the park shall be continuous and shall connect with public streets or highways. Continuous roadways shall be constructed to mean a one-way traffic pattern for entering and leaving the park. On a two-way street, an adequate turn around must be provided by a cul-de-sac of a diameter that is twice the road width or minimum diameter of forty feet (40').

(c) A minimum parking area of two hundred (200) square feet shall be provided to accommodate at least the number of vehicles equal to the number of mobile home spaces provided.

(d) Access to/from a mobile home space shall be from a park road unless the operator can provide written approval for access to/from individual spaces from the responsible highway agency.

(e) Roadway construction and curbing shall meet standards as required by Berks County Planning Commission Subdivision Regulations and/or Township regulations. Roadways shall be paved or treated to make them dust free.

(Ordinance 24, January 13, 1966, Section 4)

Section 105. Sewage Disposal.

(a) All proposed mobile home parks shall connect to a public or community sanitary sewerage system when accessible. A mobile home park which cannot be connected with a public or community sanitary sewerage system at the time of construction shall be provided with an on-site sewage disposal system. This on-site system shall have received approval by the State Health Department.

(b) Each independent mobile home space shall be provided with at least a three inch (3") sewer connection. The sewer connection shall be provided with suitable fittings so that a watertight connection can be

made between the mobile home drain and the sewer connection. Such individual mobile home connections shall be constructed that they can be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.

(c) All sewerage systems shall conform to State laws and local ordinances. All sewer connections shall be constructed so as not to become a public health hazard, and each mobile home shall be individually connected to a sewer line.

(d) All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations.

(Ordinance 24, January 13, 1966, Section 5)

Section 106. Water Supply.

(a) All mobile home parks shall have a safe, potable, adequate and approved supply of water.

(b) Where a public water supply is available, connection shall be made thereto. When no public supply is available, an individual supply shall be developed and constructed in accordance with plans approved by the State Health Department.

(c) All water piping shall be constructed and maintained in accordance with State and local laws; the water piping systems shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

(Ordinance 24, January 13, 1966, Section 6)

Section 107. Service Building.

(a) Mobile home parks wherein only independent units are accommodated shall have a minimum of a single service building and have separate toilet and lavatory facilities for each sex. Shower (bathing) and laundry facilities are at the option of the park owner or operator.

(b) Mobile home parks wherein dependent units are accommodated shall meet the following standards:

(1) All dependent mobile homes shall be located within the same area of the park and shall not be more than two hundred feet (200') from a service building.

(2) For not more than ten (10) dependent mobile homes: one laundry tray; two (2) water closets, one (1) lavatory and one (1) shower or bathtub for females; one (1) water closet, one (1) urinal, one (1) lavatory and one (1) shower or bathtub for males; and one (1) slop-water closet, consisting of at least one (1) flush-type

toilet bowl receptacle for emptying containers of human excreta, with an adequate supply of hot and cold water for cleaning such containers, which shall be a separate room of a service building with a single direct opening to the outside.

(3) For more than ten (10) dependent mobile homes: the following additional fixtures shall be provided: one (1) lavatory and one (1) shower or bathtub for each sex for every additional ten (10) dependent mobile homes or fraction thereof; one (1) water closet for males for every additional fifteen (15) dependent mobile homes or fraction thereof; provided that urinals may be substituted for not more than one-third (1/3rd) of the additional water closets.

(c) A service building need not necessarily be a separate or isolated building, but may be part of a permanent structure other than a mobile home in the park and must be accessible to the residents of the mobile home park at all times without having to obtain a key or permission.

(d) A service building shall:

(1) Be of permanent construction, moisture-resistant material, and be adequately lighted;

(2) Have adequate heating and ventilating equipment. Heat of at least seventy degrees (70°) shall be maintained during cold weather. All openings to outside air shall be effectively screened. Hot water shall be provided for lavatory and bathing and laundry facilities.

(e) All plumbing in the service building and park shall comply with State and local plumbing laws or ordinances.

(Ordinance 24, January 13, 1966, Section 7)

Section 108. Refuse Disposal.

(a) The mobile home park operator shall be responsible for the proper storage, collection and disposal of refuse. The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident or fire hazards or air pollution.

(b) All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. Containers shall be provided in sufficient number and capacity to properly store all refuse.

(c) All refuse shall be collected at least twice weekly, or in accordance with local practice. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and

transported in covered vehicles or covered containers. All refuse shall be disposed at a State Health Department approved site.

(d) Burning of garbage and trash within the mobile home park is prohibited.

(Ordinance 24, January 13, 1966, Section 8)

Section 109. Electricity; Exterior Lighting.

(a) An electrical outlet supplying at least one hundred fifteen (115) volts shall be provided for each mobile home space. The installation shall comply with all applicable State and local electrical codes and ordinances. Such electrical outlets shall be grounded and weatherproofed. No main power supply line shall be permitted to lay on the ground, or to be suspended less than eighteen feet (18') above the ground.

(b) Public streets, driveways and walkways shall be lighted at night with a minimum illumination of at least 0.6 foot candles.

(Ordinance 24, January 13, 1966, Section 9)

Section 110. Fuel.

(a) 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 feet (5') from any mobile home exit.

(b) No fuel combustion unit shall be used in any mobile home without being vented to the outside of the mobile home.

(Ordinance 24, January 13, 1966, Section 10)

Section 111. Fire Protection.

(a) The mobile home park area shall be subject to the rules and regulations of the Amity Township fire prevention authority.

(b) Portable fire extinguishers of a type approved by the Amity Township fire prevention authority shall be kept in service buildings and at all other locations designated by such fire prevention authority and shall be maintained in good operating condition.

(c) Where a public water system with a water main of six inches (6") is available to the mobile home park, standard fire hydrants shall be located withing four hundred feet (400') of each mobile home or building.

(d) Where the water supply system does not provide at least a six inch (6") water main, there shall be provided a two inch (2") frost protected water riser within three hundred feet (300') of each mobile home or building.

(Ordinance 24, January 13, 1966, Section 11)

Section 112. Alterations and Additions; Restrictions of Animals and Pets.

(a) All plumbing and electrical alterations or repairs in the mobile home park shall be made in accordance with applicable local regulations.

(b) No permanent additions shall be built onto or become a part of any mobile home unless they are in accordance with requirements of local building codes.

(c) No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large, or to commit any nuisance within the limits of any mobile home park.

(Ordinance 24, January 13, 1966, Section 12)

Section 113. Supervision. The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with this Ordinance and regulations issued thereunder, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition at all times. (Ordinance 24, January 13, 1966, Section 13)

Section 114. Penalties. Any person who violates any provision of this Ordinance, or any provision of any regulation adopted by Amity Township pursuant to authority granted by this Ordinance, shall, upon conviction, be punished by a fine of not less than Ten Dollars (\$10.00) nor more than Six Hundred Dollars (\$600.00), or by imprisonment for not less than three (3) days nor more than thirty (30) days; and each day's failure of compliance with any such provision shall constitute a separate violation. (Ordinance 24, January 13, 1966, Section 14)

Section 115. Conflict of Ordinance; Invalidity. In any case where a provision of this Ordinance is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of Amity Township existing on the effective date of this Ordinance, the provision which, in the judgment of Amity Township, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance or code of Amity Township existing on the effective date of this Ordinance which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Ordinance shall be deemed to prevail, and such other ordinances or codes are

hereby declared to be repealed to the extent that they may be found in conflict with this Ordinance. (Ordinance 24, January 13, 1966, Section 15.1)

Section 116. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby declared to be severable. (Ordinance 24, January 13, 1966, Section 15.2)