

Greene Township Mobile Home Park Ordinance

Index

Section 1.	Definitions
Section 2.	Permits
Section 3.	Registration
Section 4.	Inspection of Mobile Home Parks
Section 5.	Park Construction Requirements
Section 6.	Water Supply
Section 7.	Sewage Disposal
Section 8.	Electrical Distribution System
Section 9.	Refuse Handling
Section 10.	Insect and Rodent Control
Section 11.	Fuel Systems
Section 12.	Fire Protection
Section 13.	Erection of Single Mobile
Section 14.	Miscellaneous Requirements
Section 15.	Animals
Section 16.	Notices, Hearings and Orders
Section 17.	Penalties
Section 18.	Partial Invalidity and Severability
Section 19.	Effective Date
Section 20.	Repealer Clause

Supervisors of Greene Township
Greentown
Pike County - Pennsylvania 18426
Mobile Home Park Ordinance

An ordinance establishing uniform standards governing mobile home parks, requirements for the design, construction, alteration, extension and maintenance of such parks and related utilities and facilities; authorizing the issuance of permits for construction, alteration and additions; licensing of those who operate such parks, authorizing the inspection of such parks, establishing standards for erection of single mobile home installation; and fixing penalties for violations.

Be it therefore, ordained by the Township of Greene as follows:

SECTION 1: DEFINITIONS

DER: The Pennsylvania Department of Environmental Resources or an authorized representative.

License: Written approval, in whatever form, as issued by the DER, authorizing a person to operate and maintain a mobile home park.

Mobile Home: A transportable, single-family dwelling, which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed 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, and other appurtenances necessary for the placement thereon of a single mobile home, and 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.

Person: Any individual, firm, trust, partnership, public or private association or corporation, or other entity.

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

SECTION 2: PERMITS

2.1 Permits Required: It shall be unlawful for any person to sell, lease, convey, rent, construct, alter, or extend any mobile home park within the limits of the Township of Greene unless he holds a valid permit issued by DER in the name of such person for the specific construction, alteration or extension proposed, and also a permit issued by the Township of Greene.

2.2 Application for a State Permit: All applications for permits shall be made by the owner of the mobile home park or his authorized representative in accordance with Title 25; Rules and Regulations Part I; Department of Environmental Resources Subpart D; Environmental Health and Safety Article II; Institutions and Housing Chapter 179; Mobile Home Parks.

2.3 Application to Greene Township: A copy of the said Pennsylvania State application and a current Greene Township sewage permit shall be concurrently filed with the Township of Greene. The applicant shall also submit an application to the Township of Greene, using a form furnished by the township for a permit to operate a mobile home park in Greene Township.

2.4 Inspection and Issuance of Permit: Upon receipt of such application, the Building Permit Officer shall forthwith inspect the applicant's plans and proposed park to determine compliance with the provisions of the ordinance. After favorable determination of same, and upon being furnished a copy of the permit issued by the DER to the applicant, said officer shall, within 30 days inspect and make recommendations to the Supervisors. The Greene Township Supervisors shall if they approve, issue a mobile home park permit to the applicant which shall be valid for a period of one (1) year thereafter.

2.5 Renewal Permits: Renewal permits for a like period shall be issued by Township Supervisors upon furnishing proof by applicant that his park continues to meet the standards prescribed by the DER and this Ordinance.

2.6 Each application for a new or renewal permit hereunder shall be accompanied by payment of an inspection fee in the amount of One Hundred Dollars (\$100.00). In the event that the Township is required to have performed 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.

2.7 Limited Applicability to Existing Parks: Mobile home parks in existence upon the effective date of this ordinance shall be required to meet only the standards of the State of PA as a prerequisite to the issuance of a permit. All other minimum standards prescribed herein shall be applicable only to those parks which are constructed or expanded after the effective date hereof.

2.8 A Greene Township Building Permit shall be required for each mobile home placed in the park.

SECTION 3: REGISTRATION

3.1 State of Pennsylvania Permit: It shall be unlawful for any person to operate any mobile home park within the limits of Greene Township unless he holds a certificate of registration issued annually by the State of PA in the name of such person for the specific mobile home park. Proof of such registration shall be furnished to the Greene Township Supervisors by no later than February 1 of each year.

3.2 Transfer of Ownership: Every person holding a certificate shall file notice in writing to the State of PA and the Greene Township Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park. If the certificate of registration is transferred by the DER, proof of such transfer shall be furnished the Greene Township Supervisors forthwith. The permit issued by Greene Township is non-transferable and the new owner shall apply for a new state certificate and a Greene Township permit within thirty (30) days following the date of transfer.

3.3 Suspension: 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 ordinance, or of any regulations adopted pursuant thereto, the Greene Township Supervisors shall give notice in writing in accordance with Section 16.1 to the person to whom the certificate 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 Greene Township shall be suspended. A copy of this notice shall be sent to DER. 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 licensee has not requested a hearing as provided in Section 16.2, the municipality shall suspend the license and give notice in writing of such suspension to the person to whom the certificate is issued.

SECTION 4: INSPECTION OF MOBILE HOME PARKS

4.1 Inspections: A representative of Greene Township may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.

SECTION 5: PARK CONSTRUCTION REQUIREMENTS

5.1 Minimum Park Area: A mobile home park shall have a gross area of at least ten (10) continuous acres of land.

5.2 Site Location: The location of all mobile home parks shall comply with the following minimum requirements:

- a. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
- b. Not subject to flooding.

5.3 Site Drainage Requirements:

- a. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner away from but not affecting surrounding owners.
- b. 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 DER.

5.4 Soil and Ground Cover Requirements: Exposed ground surface 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.

5.5 Park Areas for Non-residential Uses: no part of any park shall be used for non-residential 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.

5.6 Required Setbacks, Buffer Strips and Screening:

- a. All mobile homes must comply with the following minimum setbacks: Forty (40) feet from front boundary line, fifteen (15) feet sides and twenty-five (25) feet rear.
- b. All mobile home parks located adjacent to industrial or commercial land uses shall be required to provide screening such as fences, or natural growth along the property boundary line separating the park and such adjacent non-residential use.

5.7 Erection and Placement of Mobile Homes:

- a. Mobile homes shall be separated from other buildings and structures by at least twenty (20) feet on all sides.
- b. The mobile home shall be installed upon and securely anchored to a frost-free foundation or footer, and in no event shall it be erected on jacks, loose blocks, or other temporary materials.
- c. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

5.8 Park Street System:

- a. General Requirements: A safe and convenient vehicular access shall be provided from abutting public street or roads.
- b. Entrance Roads: The entrance road connecting the park with a public street or road shall have minimum rights-of-way of sixty (60) feet and a minimum travelway of thirty (30) feet. Such minimum rights-of-way and travelway shall extend for a distance of at least one hundred (100) feet from the curb of the public street or road.
- c. Internal Streets: Surfaced roadways shall have minimum rights-of-way of forty (40) feet and minimum travelway of twenty (20) feet.
- d. Dead end streets shall be provided at the closed end with a turnaround having an outside road diameter of at least sixty (60) feet.
- e. Street construction and design Standards:
 1. Streets: All streets shall be surfaced in accordance with Greene Township specifications applicable to streets in conventional residential developments.
 2. Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall not be more than eight (8) percent. Short runs with a maximum grade of fifteen (15) percent may be permitted, provided traffic safety is assured by appropriate surfacing and adequate leveling areas.
 3. Intersections: Within one hundred (100) feet of an intersection, streets shall be at right angles. A distance of at least one hundred and fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.
 4. A plan of the streets shall be provided with the application for the park permit.
 5. All streets must be named and cannot duplicate existing street names in the Township.

- 5.9 Off-Street Parking Areas: Off-street parking for at least one motor vehicle shall be provided at each mobile home lot.

5.10 Construction of Mobile Home Lots:

- a. Mobile home lots within the park shall have a minimum area of fifteen thousand (15,000) square feet if both central sewage are provided. If either or both are not provided, lots shall have a minimum area of one (1) acre.
- b. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, and in such position as to allow a minimum set back between the mobile home and the right-of-way of the park street which serves the lot.

SECTION 6: WATER SUPPLY

- 6.1 General Requirements: An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this ordinance, and as required by DER.

6.2 Source of Supply:

- a. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- b. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed unless such rooms have free drainage by gravity to the surface of the ground.
- c. Water supply treatment, if necessary, shall be in accordance with the requirements of DER.

6.3 Water Storage Facilities: All water storage reservoirs shall be covered watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

6.4 Water Distribution System:

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with the state and local regulations.
- b. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
- c. The system shall be so designed and maintained as to provide a pressure of not less than thirty (30) pounds per square inch, under normal operation conditions, at service buildings and other locations requiring potable water supply.

6.5 Individual Water-Riser Pipes and Connections:

- a. Individual water-riser pipes shall be located within the confined area of the mobile 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 one-half (1/2) inch and terminate at least four (4) inches above ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.

SECTION 7: SEWAGE DISPOSAL

7.1 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. Such systems shall be designed, constructed and maintained in accordance with DER.

7.2 Individual Sewer Connections:

- a. Each mobile home lot shall be provided with at least three (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 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 sewer connections shall be semirigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
 - d. Provision shall be made for plugging the sewer riser pipes 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 one (1) inch above the ground elevation.
- 7.3 Sewer Lines: All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system. All sewer lines shall be constructed of approved materials by DER and shall have watertight joints.

7.4 Sewage Treatment and/or Discharge: Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by DER prior.

SECTION 8: ELECTRICAL DISTRIBUTION SYSTEM

8.1 General Requirements: Every park shall contain an underground electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems and with the national electrical code.

8.2 Individual Electrical Connections: Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

8.3 Required Grounding: All exposed non-current-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.

SECTION 9: REFUSE HANDLING

9.1 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 and shall comply with DER regulations governing mobile home parks.

SECTION 10: INSECT AND RODENT CONTROL

10.1 Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of DER regulations governing mobile home parks.

SECTION 11: FUEL SYSTEMS

11.1 Liquefied Petroleum Gas Systems:

a. Liquefied 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 having jurisdiction and shall include the following:

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

(2) 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.

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

(4) Vessels of more than twelve (12) and less than sixty (60) US Gallons gross capacity shall be securely but not permanently fastened to prevent accidental overturning.

(5) No LPG vessel shall be stored or located inside or beneath any storage building, carport, mobile home or any other structure.

11.2 Fuel Oil Supply Systems:

a. 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.

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

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

d. All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any mobile home exit.

e. Storage tanks located in areas subject to traffic shall be protected against physical damage.

SECTION 12: FIRE PROTECTION

12.1 Litter Control: Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

12.2 Fire Extinguishers: 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.

SECTION 13: ERECTION OF SINGLE MOBILE HOMES

13.1 Installation Requirements: If a mobile home is erected and maintained as a single family dwelling house outside a mobile home park, it shall be treated in the same manner as any other type of dwelling and will comply with all applicable Greene Township ordinances.

SECTION 14: MISCELLANEOUS REQUIREMENTS

14.1 Responsibilities of the Park Management:

a. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

b. 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.

c. The park management shall give the Township official free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

d. 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.

14.2 Removal of Mobile Homes: No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from Greene Township without first obtaining a permit from the Greene Township tax collector, as required by Act. No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee of two (\$2) and real estate taxes assessed against the home and unpaid at time the permit is requested.

SECTION 15: ANIMALS

15.1 Within the confines of any area requesting to be classified as a mobile home park or operated as such, it shall be unlawful to keep, maintain or harbor any animal or animals other than domestic pets.

15.2 It shall also be unlawful to raise, maintain, or harbor any animal, domestic or otherwise, for the purposes of sale, delivery or profit, as an ongoing enterprise.

SECTION 16: NOTICES, HEARINGS AND ORDERS

16.1 Notice of Violation:

Whenever the Board of Supervisors determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit or certificate was issued, as herein after provided. Such notice shall (a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time for the performance of any act it requires; (d) be served upon the owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this state; (e) contain an outline or remedial action which, if taken, will effect compliance with the provisions of this Ordinance, or any part thereof, and with the regulations adopted pursuant thereto.

16.2 Hearing:

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance, or of any regulation adopted pursuant thereto may request and shall be granted a hearing on the matter before the Board of Supervisors, provided that such person shall file in the office of the municipal authority a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension. Upon receipt of such petition, the Board of Supervisors shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, the Board of Supervisors may postpone the date of the hearing for a reasonable time beyond such ten-day period when in their judgement the petitioner has submitted good and sufficient reasons for such postponement.

16.3 Findings and Order:

After such hearing the Board of Supervisors shall make findings as to compliance with the provisions of this Ordinance and regulations issued thereunder and shall issue an order in writing sustaining, modifying, or withdrawing the notice which shall be served as provided in Section 16.1 (d). Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park affected by the order shall be revoked.

16.4 Record; Appeal

The proceedings at such a hearing, including the findings and decision of the authority, and together with a copy of every notice and order related thereto shall be entered as a matter of public record in the office of the health or municipal authority but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of the health or municipal authority may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this Commonwealth.

SECTION 17: PENALTIES

SUMMARY OFFENSE

17.1 Any person who violates any provision of this Ordinance shall be guilty of a summary offense and upon conviction shall be required to pay a penalty for the violation to Greene Township in a sum not less than \$100.00 dollars nor more than \$300.00 dollars together

with the costs of prosecution, and in default of such payment to be imprisoned in the County Prison for a term not to exceed Ten (10) days.

17.2 Revocation or Suspension of Permit

Upon repeated violations by the same permittee, his right to the issuance of a permit, or to continued operation under a permit, may be suspended for a fixed period and permanently revoked, after notice and hearing by the Board of Supervisors, subject to the right of appeal to the Pike County Court of Common Pleas in accordance with Section 702XLI of the Second Class Township, Act of May 1, 1933 (P.L. 103 No. 69) Reenacted and Amended July 10, 1947 (P.L. 1481, No. 567) As amended.

SECTION 18: PARTIAL INVALIDITY AND SERVABILITY

If any section, subsection, paragraph, sentence, clause or phase 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 force and effect; and for this purpose the provisions of this Ordinance are hereby declared to be severable.

SECTION 19: EFFECTIVE DATE

This Ordinance shall be effective on 1st day of July, 1978.

SECTION 20 REPEALER CLAUSE

The provisions of the Greene Township Mobile Home Park Ordinance #28, adopted the 21st day of June, 1978 are repealed insofar as they are inconsistent herewith.


Russel VanBuren

John Price


Edward Cykosky