

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

PART 1

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PART 1

GENERAL REGULATIONS

§14-101. Definitions.

For the purpose of this Part, the following words and phrases shall have the meaning ascribed to them in this Section:

BOROUGH COUNCIL — the Borough Council of the Borough of Philipsburg.

DEPARTMENT OF ENVIRONMENTAL PROTECTION — the Pennsylvania Department of Environmental Protection.

DOUBLE-WIDE MOBILE HOME — may be set up in R1B, R-2 or R-3 Districts. It must have a footer 8 by 16 inches and an eight-inch block wall. If no basement, it must have a crawl space three to four feet high. Roof will be shingles only. Siding must be vinyl. Roof trusses must be 4 by 12 inches.

MANUFACTURED MODULAR HOME — can be placed in R-1A, R1B and R-2. It must be placed on a permanent foundation, have a footer 8 by 16 inches and an eight-inch block wall. If no basement, must have a crawl space three to four feet high. Roof will be shingles only. Siding must be vinyl. Roof trusses must be 4 by 12 inches or greater.

MOBILE HOME — a transportable, residential structure 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.

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 or more mobile home lots for the placement thereon of mobile homes. Also, a site containing spaces with required improvements and utilities that are leased for the long-term placement of mobile homes and that may include services and facilities for the residents.

OWNER — any individual, firm, trust, partnership, corporation, company, association or other entity which owns or operates a mobile home park.

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PERMIT — the written approval as issued by the Borough Council authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Part.

PLANNING COMMISSION — the Philipsburg Borough Planning Commission.

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.

SEWER CONNECTION — all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the 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.

SINGLE-WIDE MOBILE HOME — restricted to R3 Trailer Parks. Manufacturer's specifications shall be complied with. A single-wide mobile home may be replaced in the R1B, R-2 and R-3 Districts. If a lot in the R1B District is vacant for one year, the mobile home cannot be replaced without a variance.¹

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 RISE PIPE — that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at 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 within the mobile home.

(Ord. 919, 9/10/1985, §1; as amended by A.O.)

§14-102. Permits and Certificate of Registration.

1. Permits Required. It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of Philipsburg Borough unless he holds a valid certificate of registration issued by the Pennsylvania Department of Environmental Protection in the name of such person and also a permit issued by Philipsburg Borough. The permits shall be conspicuously displayed on the premises of the mobile home park at all times.

¹ Editor's Note: A mobile home removal permit is required prior to moving a mobile home. See Ch. 13, Part 3.

2. Application to Pennsylvania Department of Environmental Protection. All applications for a certificate of registration shall be made by the owner of the mobile home park or his authorized representative in accordance with the rules and regulations, Commonwealth of Pennsylvania, Department of Environmental Protection.
3. Application to Philipsburg Borough. A copy of the said Department of Environmental Protection application shall be concurrently filed with the Borough Council and the applicant shall also submit an application to the same officials using a form furnished by such officials for a permit to operate a mobile home park in Philipsburg Borough.
4. Renewal Permits. Renewal permits shall be issued by the Borough Council upon furnishing proof by applicant that his park continued to meet the standards prescribed by the Pennsylvania Department of Environmental Protection and this Part.
5. A representative of the Borough Council may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this Part.
6. Compliance of Existing Mobile Home Parks.
 - A. Mobile home parks in existence at the date of adoption of this Part and being duly authorized to operate as same by the Department of Health may be continued so long as they otherwise remain lawful.
 - B. Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit as required under this Part, within 90 days of the effective date hereof.
 - C. Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of this Part.
 - D. Any existing mobile home park which in the opinion of the Borough Council creates a fire, safety or health hazard shall be required to comply with this Part within a reasonable period of time as determined by the Borough Council.
7. Individual Mobile Homes. Individual mobile homes permitted in areas set forth in the Zoning Ordinance [Chapter 27] and not located in a mobile home park shall not be required to obtain a mobile home park permit; however, they shall be required to obtain a building permit as prescribed by the Building Permit Ordinance [Chapter 8].
 - A. Individual mobile homes shall comply with all other applicable ordinances and regulations that govern single-family homes.

(Ord. 919, 9/10/1985, §2; as amended by A.O.

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§14-103. Fees.

All fees shall be set by resolution of the Borough Council, from time to time.²

(Ord. 919, 9/10/1985, §3)

§14-104. Registration.

1. It shall be unlawful for any person to operate any mobile home park within the limits of Philipsburg Borough unless he holds a certificate issued annually by the Pennsylvania Department of Environmental Protection in the name of such person for the specific mobile home park. Proof of such registration shall be furnished to the Borough Council no later than February 1, of each year.
2. Every person holding a certificate shall file notice, in writing, to the Pennsylvania Department of Environmental Protection and the Borough Council within 10 days after having sold, transferred or given away or otherwise disposed of interest in or control of any mobile home park. If the certificate of registration is transferred by the Pennsylvania Department of Environmental Protection, proof of such transfer shall be furnished the Borough Council forthwith.
3. 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 thereto, the Borough Council shall give notice, in writing, in accordance with §14-117 of this Part 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 the Philipsburg Borough 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 certificate is issued.

(Ord. 919, 9/10/1985, §4; as amended by A.O.)

§14-105. Application for Permit (UCC).³

1. Application for the mobile home park permit shall be filed in triplicate with the Borough Council. The application shall be in writing, signed by the owner and shall include the following:
 - A. The name and address of the owner.

² Editor's Note: The current fee resolution is on file in the office of the Borough Secretary.

³ Editor's Note: The permit application is included at the end of this chapter.

- B. The location and legal description of the mobile home park.
 - C. A complete plan of the park in conformity with the requirements of this Part.
 - D. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park.
 - E. Such further information as may be requested by the Borough Council and/or the Planning Commission to enable a determination as to whether the proposed park will comply with legal requirements.
- 2. The Codes and Zoning Officer shall submit a copy of the application and plans to the Planning Commission for their review and recommendation.
 - 3. Upon the recommendation of the Planning Commission, the Borough Council shall consider the application and mobile home park plan to determine compliance with the provisions hereof. Upon favorable determination of same and upon being furnished a copy of the certificate of registration issued by the Pennsylvania Department of Environmental Protection and payment of the fee prescribed herein, said Borough Council shall issue a mobile home park permit to the owner which shall be valid for a period of one year thereafter.

(Ord. 919, 9/10/1985, §5; as amended by A.O.

§14-106. Site Requirements.

- 1. Mobile home parks may be located in those districts where permitted by the Zoning Ordinance [Chapter 27].
- 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 located in a floodplain.
 - C. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.
- 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 safer, efficient manner.

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- B. Surface waste 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 Pennsylvania Department of Environmental Protection.
 - C. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home park.
4. Soil and Ground Cover Requirements.
- A. Exposed ground surfaces 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.
 - B. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects or other pests harmful to man.
5. Areas for Nonresidential Uses.
- A. No part of any park shall be used for nonresidential 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.
 - B. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located within a mobile home park.

(Ord. 919, 9/10/1985, §6; as amended by A.O.

§14-107. Section Design Standards.

1. Required Setbacks, Buffer Strips and Screening.
- A. All mobile homes shall be located at least 30 feet from any park property boundary line abutting upon a public street or highway right-of-way and at least 15 feet from other park property boundary lines.
 - B. There shall be a minimum distance of 15 feet between an individual mobile home, including accessory structures attached thereto and adjoining pavement of a park street or common parking area or other common areas.
 - C. All mobile home parks may be required, at the discretion of the Borough Council, to provide a planted visual screen which shall be provided along such a boundary as directed by Borough Council.
2. Required Separation Between Mobile Homes.

- A. Mobile homes shall be separated from each other and from service buildings and other structures by at least 30 feet; provided, that mobile homes placed end to end may have a clearance of 20 feet where opposing rear walls are staggered.
 - B. An accessory structure which has a horizontal area extending 25 feet is attached to a mobile home and/or located within 10 feet of its window and has an opaque or translucent top or roof that is higher than such window shall, for purposes of this separation requirement, be considered to be part of the mobile home.
3. Street System.
- A. All streets to be offered for public dedication will conform to Borough ordinances.
 - B. All streets not to be offered for public dedication shall conform to the following standards:
 - (1) General Requirements. A safe and convenient vehicular access shall be provided for abutting public streets or roads.
 - (2) Access. The entrance road connecting the park streets with a public street or road shall have a minimum cartway width of 34 feet. Whenever a street intersects a public street, a stop sign in conformity with Borough regulations shall be installed and maintained.
 - (3) Internal Streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
 - (a) Where parking is permitted on both sides, a minimum cartway width of 34 feet will be required.
 - (b) A minimum cartway width of 27 feet will be required where parking is limited to one side.
 - (c) Where one-way streets are used the cartways widths may be reduced 10 feet.
 - (d) Dead-end streets shall be provided at the closed end with a turnaround having an outside cartway diameter of at least 40 feet.
 - (4) Required Illumination of Park Street Systems. All parks shall be furnished with lighting units so spaced and equipped with illumination placed at such mounting heights as will provide average levels of il-

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lumination for the safe movements of pedestrians and vehicles at night.

- (5) Street Construction and Design Standards.
 - (a) Streets. All streets intended to be dedicated for public use shall conform to Borough ordinances.
 - (b) Streets. All streets not to be dedicated for public use shall be provided with a smooth, hard and dust free surface which shall be durable and well drained under normal use and weather conditions.
 - (c) Grades. Grades of all streets shall be sufficient to ensure adequate surface drainage, but shall be not more than 8%. Short runs, not exceeding 500 feet, with a maximum grade of 10% may be permitted; provided, traffic safety is assured by appropriate surfacing, adequate leveling areas and avoidance of lateral curves.
 - (d) Intersections. Within 100 feet of an intersection, streets shall be approximately right angles. A distance of at least 150 feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.

4. Parking Areas.

- A. Areas shall be provided for the parking of motor vehicles. Such areas shall accommodate at least the number of vehicles equal to one and one-half times the number of mobile home spaces provided.
- B. Off-street parking areas may be provided in all mobile home parks for the use of park occupants and guests.
- C. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home it is intended to serve.

5. Walks.

- A. General Requirements. All parks shall provide safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents in cases where Borough Council shall so require. Sudden changes in alignment and gradient shall be avoided.

- B. Common Walk System. Where a common walk system is provided and maintained between locations and where pedestrian traffic is concentrated, such walks shall have a minimum width of 3 1/2 feet.
 - C. Individual Walks. All mobile home spaces shall be connected to common walks or to streets or to driveways or parking spaces connecting to a street. Such individual walks shall have a minimum width of two feet.
6. Mobile Home Stands; Construction. The area of the mobile home space shall be improved to provide an adequate foundation for the placement of the mobile home. The mobile home space shall be designed so as not to heave, shift or settle unevenly under the weight of the of the mobile home because of frost action, inadequate drainage, vibration or other forces acting on the superstructure. 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.
7. The foundation shall consist of a house type foundation on twelve-inch diameter pillars to a depth of three feet every six feet around the perimeter and above the center line of a double-wide. All mobile homes shall be tied down by metal strapping into the foundation.

(Ord. 919, 9//10/1985, §7; as amended by A.O.

§14-108. Plan Requirements.

- 1. The plan of a proposed mobile home park shall be clearly and legibly drawn to a scale of 1 inch equal 50 feet, except that larger scales may be used for mobile home parks in excess of 20 acres.
- 2. Mobile home park plans shall be prepared by a registered surveyor or engineer, landscape architect, land planner or other similarly qualified person.
- 3. The plan shall show:
 - A. Name of the proposed mobile home park.
 - B. North point, graphic scale, written scale and date, including the month, day and year the original drawing was completed and the month, day and year that the original drawing was revised for each revision, if any.
 - C. Name of record owner and developer.
 - D. Name and address of registered surveyor or engineer, landscape architect, land planner or other similarly qualified person responsible for the plan.

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- E. Names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.
- F. A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property.
- G. Total tract boundaries of the property being subdivided, showing bearings and distances and a statement of total acreage of the property.
- H. Zoning data, including any changes in the existing zoning to be requested by the owner. If a zoning district change is being considered or is pending, which might affect the proposed park, the Borough shall notify the owner of such a request.
- I. Contour lines at vertical intervals at two feet for land with average natural slope of 4% or less and at intervals of five feet for land with average natural slopes exceeding 4%.
- J. Location and elevation of the datum to which contour elevations refer, where reasonably practical, datum used shall be a known, established bench mark.
- K. All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses and other significant man-made or natural features within the proposed mobile home park and within 50 feet from the boundaries of the proposed mobile home park.
- L. All existing buildings or other structures and the approximate location of all existing tree masses within the proposed mobile home park.
- M. All existing streets, including streets of record (recorded but not constructed) on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.
- N. The full plan of proposed development, including:
 - (1) Location and width of all streets and rights-of-way, with a statement of any conditions governing their use.
 - (2) Suggested street names and utility easement locations.
 - (3) Proposed building setback lines along each street.
 - (4) Lot lines with dimensions.
 - (5) A statement of the intended use of all nonresidential lots and parcels.

- (6) Lot numbers and a statement of the total number of lots and parcels.
 - (7) Sanitary and/or storm sewers (and other drainage facilities) with the size and material of each indicated and any proposed connections with existing facilities.
 - (8) Parks, playgrounds, streets and other areas dedicated or reserved for public use, with any conditions governing such use.
4. The plan shall be accompanied by the following supplementary data, as applicable:
- A. Typical street cross-section drawing(s) for all proposed streets. Cross-section drawings may be shown on either the plan or on the profile sheets.
 - B. Streets to be offered for public dedication shall have profiles prepared along the top of the cartway (pavement) edges or along the top of curb for both sides of each proposed street shown on the plan. Such profiles shall show natural and finished grades at the following scale or a ratio thereof:
 - (1) One inch equals 10 feet horizontal and one inch equals one foot vertical.
 - C. Designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements, including those of the Water and Power Resources Board and/or the Pennsylvania Department of Transportation.

(Ord. 919, 9//10/1985, §8)

§14-109. 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 this 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 Protection or other authorities having jurisdiction.
2. **Source of Supply.**
 - A. The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

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- B. 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.
 - C. 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, whether above or below ground, have free drainage by gravity to the surface of the ground.
 - D. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
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 and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated materials. Reservoir overflow pipes shall discharge through an acceptable air gap.
4. Water Distribution Pipes.
- A. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.
 - B. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of back-flow or back-siphonage.
 - C. The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.
 - D. Where a public water supply is provided, fire hydrants shall be installed as agreed upon by the Borough Council and the agency responsible for supplying water.
5. 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 ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - B. The water riser pipe shall have a minimum inside diameter of 3/4 inch and terminate at least four 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 pipes and to protect risers from heaving and showing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- D. A shut-off valve below the frost line shall be provided near the water riser pipe on 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. 919, 9//10/1985, §9; as amended by A.O.

§14-110. Sewage Disposal.

- 1. General Requirements. An adequate and safe sewage disposal system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Protection or Borough ordinances or health regulations.]
- 2. Individual Sewer Connections.
 - A. Each mobile home stand shall be provided with at least a four-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 (see definition) shall have a nominal inside diameter of not less than three inches and the slope of any portion thereof shall be at least 1/4 inch per foot. All joints shall be watertight.
 - C. All materials used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth
 - D. Provision 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. The rim of the riser pipe shall extend at least 1/2 inch above-ground elevation and it shall be embedded in poured concrete at least 1/2 inch in diameter and 18 inches in depth.
- 3. Sewer Lines. Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least 10 feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulk-tight sewer line. All sewer lines shall be constructed of approved materials by the Pennsylvania Department of Environmental Protection and shall have watertight joints.

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4. Sewage Treatment and/or Discharge. Where the sewer lines of a mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection and the Borough Council prior to construction.

(Ord. 919, 9/10/1985, §10; as amended by A.O.)

§14-111. Electrical Distribution Systems.

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 local electric power company's specifications regulating such systems, as well as applicable Borough ordinances.
2. Power Distribution Lines.
 - A. Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of eight feet between overhead wiring and any mobile home, service building or other structure.
 - B. All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.
3. Individual Electrical Connections.
 - A. 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, 50 amperes.
 - B. The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.
 - C. Where the calculated load of the mobile home is more than 50 amperes either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.
4. Required Grounding. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

(Ord. 919, 9/10/1985, §11)

§14-112. 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, indoor recreation areas.
2. Structural Requirements for Building.
 - A. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather. Structures shall otherwise comply with applicable Borough ordinances.
 - B. All structures containing laundry and/or toilet facilities shall:
 - (1) Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
 - (2) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10% of the floor area served by them.
 - (3) Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
 - C. Toilets shall be located in separate compartments equipped with self-closing doors.

(Ord. 919, 9/10/1985, §12)

§14-113. Refuse Disposal.

1. 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.
2. All refuse shall be stored in flytight, watertight, rodent proof containers which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse. Rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the containers shall not overflow.

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(Ord. 919, 9/10/1985, §13)

§14-114. Fire Protection.

1. Fire extinguishers of a type bearing the Fire Underwriters Laboratories (A-B-C classification type) (bearing the Underwriters label) shall be readily accessible to each mobile home. It is recommended that mobile home parks require each mobile home to be equipped with a fire extinguisher.
2. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

(Ord. 919, 9/10/1985, §14)

§14-115. Pest Control.

The person to whom the permit is issued shall provide for the control and spreading of disease by rats, mice and other rodents, certain other groups of mammals and birds, insects, other arthropods, parasitic worms and hay fever inciting plants.

(Ord. 919, 9/10/1985, §14)

§14-116. 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 5 feet from any mobile home exit.

(Ord. 919, 9/10/1985, §15)

§14-117. Supervision.

Responsibilities of the Park Management.

- A. The person to whom a permit 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.
- B. 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.

- C. The park management shall give the Borough Manager 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 and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
- E. The management shall notify the local Pennsylvania Department of Health immediately of any suspected communicable or contagious disease within the park.

(Ord. 919, 9/10/1985, §15)

§14-118. Suspension of Permit.

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of this Part or of any regulations adopted pursuant thereto, the Borough Manager shall give notice, in writing, to the person to whom the permit was issued, advising them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate shall be suspended. At the time of such period, such mobile home park shall be reinspected and, if such conditions or practices have not been corrected, the Borough Manager shall suspend the permit and give notice, in writing, of such suspension to the person to whom the permit is issued.

(Ord. 919, 9/10/1985, §17)

§14-119. Penalty.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. 919, 9/10/1985, §19; as amended by A.O.)