

CHAPTER 14
MOBILE HOMES AND MOBILE HOME PARKS

See Also: Mobile Home Park Regulations contained in Chapter 27

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Part 1

Purpose and Title

§101. Purpose. Pursuant to the Second Class Township Code, as amended, the purpose of this Part is to regulate mobile homes, mobile home parks and mobile home lots in order to better protect the health, safety and general welfare of the Township of Clay and of all persons living in mobile homes within said Township. [*Ord. 11, 08/07/1970, Art.I, §1*]

§102. Title. This Part shall be known as "The Clay Township Mobile Home and Mobile Home Park Ordinance". [*Ord. 11, 08/07/1970, Art.I, §2*]

Part 2

Definitions

§201. Definitions. For the purpose of this Part, the following terms shall have the meanings respectively described to them in this Section, unless from the particular context thereof it clearly appears that some other meaning is intended.

- a. Mobile Home. A “mobile home” means any structure intended for or capable of living or sleeping purposes for one or more persons, mounted or designed for mounting on wheels, by whatsoever name or title it is colloquially or commercially known but excluding, while on wheels and operational, transport trucks, buses or vans equipped with sleeping space.
- b. Mobile Home Park. A “Mobile home park” means any park, mobile home park, trailer court, mobile home court, lot, parcel or tract of land upon which two (2) or more trailers or mobile homes re placed or intended to be placed, and designed, maintained or intended for the purpose of supplying a location or accommodation for any mobile home, or upon which any mobile home or trailer is parked and it shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the mobile home park and its facilities or not. The term “mobile home park” shall include any parcel of land which has been planned and approved for the placement of mobile homes, whether said mobile homes are for transient or non-transient use. The term “mobile home park” shall not include automobile or trailer sales lots on which unoccupied trailers or mobile homes are parked solely for the purpose of inspection and sale. However, see Chapter 27, Zoning. These provisions shall also apply in any other matter connected with the health, safety and welfare of the community in addition to sanitary sewage disposal. Subdivisions will not be approved by Clay Township which attempt to avoid the provisions of this Part in order to create more than one mobile home park out of what was previously one or more tracts of land, or by use of adjacent or nearby tracts owned by the same or related owners. [*Ord. 11, 08/07/1970, §1, as amended by Ord. 11a 1972, 08/07/1972, §1*]
- c. Trailer. The term “trailer” shall mean the same as “mobile home”
- d. Person. _The term “person” shall be construed to mean person, individual, partnership, association, firm, corporation, owner, lessee, licensee, and the agent of each of them.
- e. Vehicle. The term “vehicle” shall mean every device, in, upon, or by which any person or property is or may be transported or drawn, or which may draw devices upon the public streets or highways of Clay Township.
- f. Mobile Home Space. A “mobile home space” shall mean a unit of land for

the placing of one mobile home or trailer.

- g. Township Supervisors. “Supervisors” shall mean the duly elected Board of Supervisors of Clay Township.
- h. Mobile Home Stand. The term “mobile home stand” shall mean that part of an individual mobile home space which has been reserved for the placement of a mobile home and appurtenant structures and connections.
[Ord. 11, 08/07/1970, Art.II, §1]

Part 3

Reserved

Part 4

Permits, Plans and Certificates

§401. Permits. Any person desiring to construct, operate or maintain a mobile home park shall make application for a permit to the Secretary of the Board of Supervisors of the Township of Clay. A permit to construct, operate or maintain a mobile home park shall be issued only after a plan, which has been approved by the Pennsylvania Department of Health, has been filed with and approved by the Township Supervisors. The fee for such permits shall be five and 00/100 (\$5.00) Dollars per mobile home park. This fee shall cover the cost of the services of Township officers and employees in making the necessary studies and investigations in connection with such application. [*Ord. 11, 08/07/1970, Art. V, §1*]

§402. Plans. All plans submitted shall contain the following information at a scale of not less than one inch equal fifty feet (1"=50'):

- a. All information required by Rules and Regulations, Commonwealth of Pennsylvania, Department of Health, Chapter 4, Article 415, Regulations for Mobile Home Parks, Section 4, Submission and Review of Plans adopted October 30, 1959, as amended from time to time.
- b. Name of Mobile Home Park
- c. Name Of municipality
- d. Date of plan preparation
- e. Graphic scale
- f. Name and Address of firm preparing plan
- g. North Point
- h. Name and address of owner of record and title source
- i. Name and address of operator, if not owner of record
- j. Site Data
- k. Number of mobile home spaces
- l. Number of acres
- m. Density per acre
- n. Number of off-street parking spaces
- o. Layout of the park which shows the item required by this Part.

- p. Location of off-street parking spaces on typical lot
- q. Typical cross section of all park streets
- r. Centerline profile of all park streets
- s. Location and source of all utilities
- t. Location and identity of all recreational facilities
- u. Location and use of all service and accessory buildings
- v. Location of all fire fighting items including but not limited to hydrants, extinguishers, etc.
- w. The seal of the person who prepared the plan
- x. Block for approval by the Township Planning Commission
- y. Block for approval by the Municipal Engineer, if required by the Township
- z. Block for approval by the Township Supervisors

Applicant shall also submit under signature information as to:

- a. The method and plan of sewage disposal
- b. The method and plan of garbage and refuse disposal
- c. The plan for water supply [*Ord. 11, 08/07/1970, Art.V, §2*]

§403. Certificates

- a. When the mobile home park is not yet constructed, the Supervisors, if the plan meets the requirements of this Part, shall issue a certificate of approval and accordingly approve the plan. Such approval shall only serve as authority to construct the mobile home park in accordance with the requirements of this Part and Chapter 27.
- b. After construction of a mobile home park, or in the event of an existing park, if the mobile home park meets the requirements of this Part, the Supervisors shall issue a permit authorizing the applicant to operate the park.
- c. Such permits shall only serve to authorize the applicant to operate said park in strict accordance with the provisions of this Part. [*Ord. 11, 08/07/1970, Art.V, §5*]

§404. Violations. It shall be unlawful within the Township for any person to operate, construct or maintain a mobile home park without first securing a permit from the Supervisors, and, in the case where a plan is involved, without first obtaining approval of said plan from the Supervisors. [*Ord. 11, 08/07/1970, Art.V, §6*]

Part 5

Term of Permit, Renewal, Enforcement, Transfer and Revocation

§501. Permit and Renewal. The permit issued by the Supervisors shall expire one year from the date of issuance, but may be renewed under the provisions of this Part for additional periods of one year each. A permit fee of ten dollars (\$10.00) per mobile home space must be paid for each year that the permit is renewed.

[Ord. 11, 08/07/1970, §1 as amended by Ord. 12-13-93, 12/13/1993, Art.VI, §1]; [Amended by Ord. 010305, 01/03/05, §1]

§502. Enforcement. The Supervisors are specifically charged with the enforcement of this Part. They shall cause to be made periodic inspections of mobile home parks by themselves or by a designated representative at reasonable intervals and shall have the power to revoke permits to operate mobile home parks for the noncompliance with the provisions of this Part or as otherwise provided hereunder.

[Ord. 11, 08/07/1970, Art.VI, §2]

§503. Transfer. The permit required by this Part is not transferable either to a new location or to a new permittee at the same location.

[Ord. 11, 08/07/1970, Art.VI, §3]

§504. Changes. No person, holding a permit under this Part, shall extend or reduce the area of any trailer camp, add any new facility or structure, or eliminate any existing facility or structure, until notice of such proposed change shall have been given to the Permit Officer and the Permit Officer shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed change is in accordance with all the requirements of this Part. The Permit Officer shall report his findings to the Supervisors who shall either (1) approve the changes, (2) designate the reasons why the changes cannot be made, or (3) advise through the Permit Officer the applicant of which additional changes are required in order to comply with the part before the proposed changes will be approved.

[Ord. 11, 08/07/1970, Art.VI, §4]

§505. Revocation. Any such permit issued by the Supervisors of Clay Township shall be subject to revocation by the said Supervisors for the violation by the permittee of any provision of this Part, any of the laws of the Commonwealth of Pennsylvania or any rules and regulations promulgated there under pertaining hereto, and shall also be subject to revocation by the Supervisors, if the permittee, under cover of such permit, violates or aids or abets in violation, or knowingly permits to be violated, any penal ordinances of the Township or laws of the Commonwealth of Pennsylvania, or any rules or regulations thereunder. *[Ord. 11, 08/07/1970, Art.VI, §5]*

§506. Cancellation of Suspension. Upon conviction of any violation of this Part, a permit shall be automatically canceled. The mobile home park shall not be operated as such until

a new application shall be made for a permit hereunder which application shall contain, in addition to all other items required by this Part, reasonable assurances to prevent further violations of the nature for which conviction was a result. The Supervisors by simple resolution may suspend a permit, and thus suspend the operation of a mobile home park, upon receipt of evidence of an obvious violation, Such suspended permit may be reinstated for the balance of the year for which it was issued, upon compliance of the holder thereof with all conditions for reinstatement set forth in the resolution of suspension. No person shall operate a mobile home park during the time when a permit therefore shall have been canceled or suspended.

[Ord. 11, 08/07/1970, Art.VI, §6]

Part 6

Mobile Home Employees

§601. Posting. In every mobile home park where a permanent office building is required by Chapter 27, the office of the person in charge of said park shall be situated therein. A copy of the park permit and of this Part shall be posted therein and the park register shall at all times be kept in said office. *[Ord. 11, 08/07/1970, Art.VII, §1]*

§602. Responsibilities of Attendant, Person in Charge, Owner and the Permittee. It is hereby made the duty of the attendant or person in charge, the owner, and permittee to:

- a. Keep at all times a register of all occupants, which shall be open at all times to inspection by officers of the Township. Such register shall show for each occupant:
 - i. Name and prior address and, for park occupants, a forwarding address
 - ii. Dates of entrance and departure
 - iii. The lot number upon which such trailer is parked or located
 - iv. The state license number of such trailer and of the vehicle towing the same
- b. Maintain the park in a clean, orderly and sanitary condition at all times.
- c. See to it that the provisions of this Part are complied with and enforced, and report promptly to the proper authorities any violations of this Part or any other violations of law which may come to their attention.
- d. Report to the Supervisors all cases of persons or animals affected or suspected of being affected with any communicable disease.
- e. Prevent the running loose of dogs, cats or other animals.
- f. Maintain in convenient places, approved by the fire department, hand fire extinguishers, in the ratio of one to each mobile home space.
- g. Prohibit the burning of trash or rubbish on the premises except in such areas and times as may be specifically provided thereof in the mobile home park and approved by the Supervisors.
- h. Prohibit the use of any mobile home by a greater number of occupants than that which it is designed to accommodate.
- i. Prohibit the parking of any mobile home for use as living quarters if the

said mobile home does not contain a minimum of seven hundred twenty (720) square feet [*Ord. 11, 08/07/1970, Art.VII, §2, as amended by Ord. 02-121487, 12/14/1987, §3*]

- j. Maintain control of rodents, vermin, insects and other pests.
- k. See that no disorderly conduct or violation of any law or ordinance is committed upon the premises and immediately to report to the proper authorities any violations which may come to his attention.
- l. Report to the state or county Board of Health all cases of persons or animals affected or suspected of being affected with any communicable disease, where he shall have reason to believe that medical attention has not been sought.
- m. Keep at all times a map of the park, cross indexed to the register required under Paragraph 1 hereof, so as to show the location of each space within the park in a sensible manner and also to identify each location at the space in a clear and concise manner by number, letter or similar each to use identification. [*Added by Ord. 11a 1972, 08/07/1972, §5*]

[*Ord. 11, 08/07/1970, Art.VII, as amended by Ord. 11a 1972, 08/07/1972, §5 and Ord. 02-121487, 12/14/1987, §3*]

Part 7

Applicability, Variances and Exceptions

§701. Variances. Any variance or exception to this Part may be granted by the Supervisors after application has been made therefor in writing with the exceptions and variances therein set forth, and after a public hearing thereon, which hearing shall be held no less than ten (10) days after public notice of the hearing in a newspaper of general circulation in the Township. [*Ord. 11, 08/07/1970, Art.IX, §1*]

Part 8

Penalty for Violation

§801. Penalties. Any person who shall violate any of the provisions of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than three hundred (\$300.00) dollars and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days in the county prison. Each day's continuance of a violation shall constitute a separate offense. [*Ord. 11, 08/07/1970, Art.X, §1*]

Part 9

Validity

§901. Validity. The provisions of this Part are severable, and in the event that any provisions hereof should be declared invalid or unconstitutional, it is hereby declared to be in the intent of the Board of Supervisors that the remaining portion thereof would have been enacted notwithstanding such judicial determination of the invalidity of any particular provision or provisions in any respect. [*Ord. 11, 08/07/1970, Art.XI, §1*]