

Chapter 114

MOBILE HOMES

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[HISTORY: Adopted by the Borough Council of the Borough of South Greensburg at time of adoption of Code; see Ch. 1, General Provisions, Art. I. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 61.

Fire prevention — See Ch. 79.

Flood damage prevention — See Ch. 86.

Heating equipment — See Ch. 97.

Property maintenance — See Ch. 125.

Smoke and heat detectors — See Ch. 138.

Zoning — See Ch. 163.

ARTICLE I Purpose

§ 114-1. Purpose of chapter.

Pursuant to the Borough Code, as amended, the purpose of this chapter 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 Borough of South Greensburg and of all persons living in mobile homes within said borough.

ARTICLE II Definitions

§ 114-2. Definitions and word usage.

For the purpose of this chapter, the following terms shall have the meanings respectively ascribed to them in this section, unless from the particular context it clearly appears that some other meaning is intended.

A. Definitions.

BOROUGH COUNCIL — The duly elected Council of the Borough of South Greensburg.

HEALTH AUTHORITY — That department or those departments, state or county, charged with the regulation, authorization, control and licensing of mobile home parks.

LICENSE — Written approval, in whatever form, as issued by the appropriate health authorities, authorizing a person to operate and maintain a mobile home park.

MOBILE HOME — A transportable building intended for permanent occupancy as a single-family dwelling, office or place of assembly contained in one (1) unit or in two (2) units, each having separate and individual sets of axles, designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation. The term "mobile home" shall not include a modular home.

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, consisting of two (2) or more mobile home lots.

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

PERSON — Includes an individual, corporation, partnership, incorporator's association or any other similar entity.

RECREATION VEHICLE — A vehicle which may be towed or driven on the public highways without a special hauling permit and which is designed for human occupancy under transient circumstances, such as camping, travel or other recreation, sometimes variously known as a "travel trailer" or a "camping trailer."

SERVICE BUILDING — A structure housing operation, office, recreational, park maintenance, laundry and other service facilities.

SEWER CONNECTION — All pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.

SEWER RISER PIPE — That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

TRAILER — Same as "mobile home."

- B. Word usage. In this chapter, the singular shall include the plural, and the masculine shall include the feminine and the neuter.

ARTICLE III

Regulation of Mobile Homes

§ 114-3. Compliance required.

It shall be unlawful within the limits of the Borough of South Greensburg, Pennsylvania, for any person to park or locate any mobile home on any tract of land, occupied or unoccupied, within the borough, except as provided in this chapter.

§ 114-4. Parking on streets.

No person shall allow any trailer to stand upon any of the streets or alleys in the Borough of South Greensburg without being attached to a licensed and inspected motor vehicle capable of pulling the trailer.

§ 114-5. Time limit for parking.

No person shall park any trailer attached to a motor vehicle on any street or alley in the Borough of South Greensburg for a period of time longer than that allowed for the parking of vehicles upon such street or alley by the applicable state laws and the ordinance of the Borough of South Greensburg applicable to traffic and parking. Any person who shall violate this section shall be subject to the penalties specifically provided in such laws or ordinance, as the case may be.

§ 114-6. Occupancy of mobile home; unoccupied storage.

No person shall occupy any mobile home for sleeping or living quarters other than on a duly permitted mobile home stand. A mobile home which is permanently erected on and attached to a foundation having a fixed location

on the ground and in the normal frame of reference is considered immobile may be occupied, provided that such home is placed on a lot which meets the requirements of any applicable zoning and subdivision regulations. The parking of only one (1) unoccupied mobile home in any accessory building, private garage or a rear yard shall be permitted, provided that said mobile home shall not be occupied while such is so parked or stored. One (1) occupied mobile home shall be allowed on farms upon condition that the front line of the mobile home shall not extend nearer to the street line than the rear line of the farm dwelling and that a piped water supply, approved means of sanitary sewage disposal and electrical facilities are provided for said mobile home.

ARTICLE IV

Requirements for Mobile Home Parks

§ 114-7. Compliance required.

All mobile home parks shall comply with the requirements set forth hereinafter in § 114-8 of this Article IV, as well as all other provisions of this chapter.

§ 114-8. Basic requirements.

A. Area and density regulations.

- (1) Minimum size. The minimum size of a mobile home park for which a building permit or certificate of use and occupancy may be issued shall be five (5) acres.
- (2) Density. The total of lots in a park shall not exceed an average density of four (4) per acre of land within the mobile home park, unless The Zoning Ordinance⁴ requires a lesser density, which said park shall, for these purposes, be defined as being bounded by the right-of-way lines of public roads abutting the same, any zoning district boundary lines adjacent to a zoning district within which mobile home parks are not a permitted use and property lines of the applicant. Where a public road passes through the mobile home park, the same, for the purpose of the density computations, shall be deemed to create separate mobile home parks on either side of the public road, and each shall be limited by density computations separate and distinct from the other.
- (3) Setback. No mobile home nor any other building or part thereof or any parking area shall be located within fifty (50) feet of any public street right-of-way line or any other mobile home park boundary line.
- (4) Yard. There shall be a minimum building setback line of twenty-five (25) feet from all interior roadways.
- (5) Distance between buildings. Mobile homes shall be separated from each other and service or accessory buildings and the adjoining pavement of a mobile home park street or common parking area by at least twenty (20) feet.

B. Required mobile home space size and mobile home stand.

- (1) Mobile home space size. The minimum area of any mobile home space shall be four thousand six hundred (4,600) square feet, nine thousand eight hundred (9,800) square feet or fifteen

thousand (15,000) square feet, depending on the method of sewage disposal system used and referenced under the density requirements in Subsection A.

- (2) Each mobile home space shall be at least thirty (30) feet wide.
- (3) Mobile home stand. Each mobile home space shall be provided with a hard-surfaced mobile home stand which has a foundation that will not heave, shift or settle unevenly because of front action, inadequate drainage, vibration or other forces acting on it. Each mobile home stand shall be equipped with properly designed utility connections. The space between the floor of the mobile home and the mobile home stand shall be enclosed to protect service and utility connections.

C. Mobile home requirements.

- (1) Minimum floor area. All mobile homes located in a mobile home park shall have a minimum of four hundred (400) square feet of floor space.
- (2) Utilities. All located within a mobile home park shall be properly connected to approved water, sewer and electrical outlets.

D. Service and accessory buildings.

- (1) Construction. All service and accessory buildings, including management offices, storage areas, laundry buildings and indoor recreation areas, shall be adequately constructed, ventilated and maintained so as to prevent decay, corrosion, termites and other destructive elements from causing deterioration. The construction of all service and accessory buildings shall be in accordance with the requirements of Chapter 61, Building Construction.
- (2) Accessory buildings. Service and accessory buildings shown on an approved plan may be erected in a mobile home park. All attachments to individual mobile homes in the form of buildings such as sheds and lean-tos are prohibited.
- (3) Storage space. Occupants of each mobile home space shall be provided with at least one hundred fifty (150) cubic feet of enclosed storage space. The type of storage facility shall be approved by the township.
- (4) Mobile home park office. In every trailer park there shall be an office in which shall be located the office of the person in charge of the trailer park.

E. Water supply.

- (1) Approved water supply. All mobile home parks shall be connected to an approved potable water system subject to the requirements of the Pennsylvania Department of Environmental Resources.
- (2) All mobile home parks shall be provided with a complete water distribution system. The design and installation of such system shall be subject to the approval of the Pennsylvania Department of Environmental Resources or, when connected to a public water system, the appropriate operating authority of the water system.

F. Sewage disposal. Approved sewerage system. All mobile home parks shall be connected to a public or approved community sewerage system when available. When a mobile home park is not connected to a public or approved community sewerage system, sewage shall be collected and disposed of by a method approved by all necessary regulatory agencies.

- G. Storm drainage. Surface drainage facilities shall be provided in accordance with current standards.
- H. Mobile home park streets.
 - (1) General requirements. A safe and convenient vehicular access shall be provided from adjacent public streets or roads.
 - (2) Access. The entrance road or area connecting the park with a public street or road shall have a minimum pavement width of twenty-five (25) feet for a distance of fifty (50) feet from the public street right-of-way and a roadway edge radius of twenty-five (25) feet at the intersection.
 - (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) A minimum road pavement width of twenty (20) feet will be required. No on-street parking is permitted.
 - (b) Dead-end streets shall be provided at the closed end with a turnaround having an outside roadway radius of at least forty (40) feet.
 - (4) Each mobile home space shall abut on a park street with access to such street. Access to all mobile home spaces shall be from the park streets and not from public streets or highways.
- I. Off-street parking.
 - (1) Each mobile home shall be provided with a minimum of two (2) paved parking spaces of bituminous or concrete surface which shall be located on the mobile home space.
- J. Ground cover and screening.
 - (1) Surface protection. Ground surfaces in all of the park shall be paved, covered with other solid material or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
 - (2) Harmful vegetation. Park grounds shall be maintained free of vegetable growth which is poisonous or which may harbor rodents, insects harmful to man or other pests harmful to man.
 - (3) Visual screening. All mobile home parks shall be required to provide visual screening such as fence or natural growth along the property boundary line.
- K. Electrical distribution. Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable Code provisions. Each mobile home shall be connected to this electrical distribution system. The electrical distribution system shall be installed underground.
- L. Solid waste and vector control.
 - (1) Solid waste disposal and vector control shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of the Westmoreland County Health Department.

ARTICLE V

Permits, Plans and Certificates

§ 114-9. Permits; fees.

Any person desiring to construct, operate or maintain a mobile home park shall make application for a permit to the Secretary of the Borough Council. 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 Borough Council. The fee for such permits shall be as designated by Council pursuant to §1-16 herein. This fee shall cover the cost of the services of borough officers and employees in making the necessary studies and investigations in connection with such application and shall be subject to revision by a resolution of the Borough Council.

§ 114-10. Plans.

- A. All plans submitted shall contain the following information at a scale of not less than one (1) inch equals fifty (50) feet:
- (1) 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.
 - (2) The name of the mobile home park.
 - (3) The name of the municipality.
 - (4) The date of plan preparation.
 - (5) Graphic scale.
 - (6) The name and address of the firm preparing the plan.
 - (7) North point.
 - (8) The name and address of the owner of record and title source.
 - (9) The name and address of the operator, if not the owner of record.
 - (10) Site data.
 - (a) The number of mobile home spaces.
 - (b) The number of acres.
 - (c) Density per acre.
 - (d) The number of off-street parking spaces.
 - (11) The layout of the park, which shows the items required by this chapter.
 - (12) The location of off-street parking spaces on a typical lot.
 - (13) A typical cross section of all park streets.
 - (14) A center-line profile of all park streets.
 - (15) The location and source of all utilities.
 - (16) The location and identity of all recreational facilities.
 - (17) The location and use of all service and accessory buildings.
 - (18) The location of all fire-fighting items, including but not limited to hydrants, extinguishers, etc.
 - (19) The seal of the person who prepared the plan.
 - (20) Block for approval by the Municipal Engineer, if required by the borough.
 - (21) Block for approval by the Borough Council.

B. The applicant shall also submit, under signature, information as to:

- (1) The method and plan of sewage disposal.
- (2) The method and plan of garbage and refuse disposal.
- (3) The plan for water supply.

§ 114-11. Certificates.

- A. It shall be unlawful within the borough to construct, maintain or operate a mobile home park without first securing from the Borough Council a permit to operate a mobile home park in the borough or, in the case where a new park or an addition to an existing park is proposed, approval of proposed improvements.
- B. Approval by the Borough Council of the mobile home park plan shall be by a certificate of approval of the plan in accordance with the requirements of this chapter and shall only serve as authority to construct the mobile home park or improvements in accordance with this chapter.
- C. After construction of a mobile home park or, in the case of an existing park, if it is found that the mobile home park meets the requirements of this chapter, a permit authorizing the applicant to operate the park shall be issued. This permit shall only serve to authorize the applicant to operate the park in strict accordance with the provisions of this chapter.

ARTICLE VI

Terms of Permit; Renewal, Transfer and Revocation

§ 114-12. Duration of permit; renewal; fee.

The permit issued by the Borough Council shall expire one (1) year from the date of issuance but may be renewed under the provisions of this chapter for additional periods of one (1) year each. A permit fee, as designated by Council pursuant to §1-16 herein, must be paid for each year that the permit is renewed.

§ 114-13. Enforcement.

The Borough Council is specifically charged with the enforcement of this chapter. The Council shall cause periodic inspections of mobile home parks to be made by themselves or by a designated representative at reasonable intervals and shall have the power to revoke permits to operate mobile home parks for noncompliance with the provisions of this chapter or as otherwise provided hereunder.

§ 114-14. Permit not transferable.

The permit required by this chapter is not transferable either to a new location or to a new permittee at the same location.

§ 114-15. Changes in area or facilities.

No person holding a permit to operate a mobile home park under this chapter shall extend, modify or reduce the area of the permitted park or add or eliminate any facilities or structures without the prior approval of the Borough Council and such other county and state agents as have regulatory jurisdiction

over the mobile home park. All proposed changes shall be submitted to the permit officer, who shall investigate and determine, as in the case of an original application for a permit, that such proposed change is in accordance with all of the requirements of this chapter. The permit officer shall report his findings to the Borough Council, which shall either approve the change or disapprove the change. In the event that the change is disapproved, the Council shall state the reasons why the change is denied and advise the applicant through the permit officer what is required in order to comply with this chapter.

§ 114-16. Revocation of permit.

Any mobile home park operator permit issued by the Borough Council shall be subject to revocation by said Council for the violation by the permittee of any provision of this chapter, any of the laws of the Commonwealth of Pennsylvania or any rules and regulations promulgated thereunder pertaining hereto and shall also be subject to revocation by the Council if the permittee, under cover of such permit, violates or aids or abets in violating or knowingly to be violated any ordinances of the borough or laws of the Commonwealth of Pennsylvania or any rules or regulations thereunder.

§ 114-17. Cancellation or suspension of permit.

Upon conviction of any violation of this chapter, the mobile home park operator's 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, which shall contain, in addition to all other items required by this chapter, reasonable assurances to prevent further violations of the nature for which conviction was a result. The Borough Council, by simple resolution, may suspend the 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 by 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 therefor shall have been canceled or suspended.

ARTICLE VII Mobile Home Park Employees

§ 114-18. Park office.

In every mobile home park where a permanent office building is required by Article IV, § 114-8D (4), the office of the person in charge of said park shall be situated therein. A copy of the park permit and of this chapter shall be posted therein, and the park register shall at all times be kept in said office.

§ 114-19. Duties of park attendant or owner.

It is hereby made the duty of the attendant or person in charge, the owner and the 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 borough. Such register shall show for each occupant:
 - (1) His name and prior address and, for past occupants, a forwarding address.
 - (2) The dates of entrance and departure.
 - (3) The lot number upon which such trailer is parked or located.
 - (4) 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 chapter are complied with and enforced and to report promptly to the proper authorities any violations of this chapter or any other violations of law which may come to their attention.
- D. Report to the Borough Council 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 hand fire extinguishers in the ratio of one (1) 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 therefor in the mobile home park and approved by the Council.
- 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 said mobile home does not contain a minimum of four hundred (400) square feet.
- 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 report to the proper authorities any violations which may come to their 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 and, where reason exists, that medical attention has not been sought.

ARTICLE VIII

Present Operators of Parks and Occupants of Park Spaces

§ 114-20. Conformity with chapter; exceptions.

Any person presently operating a mobile home park or maintaining a mobile home space within the limits of the Borough of South Greensburg shall cause the same to conform to the provisions of this chapter and, within thirty (30) days from the effective date hereof, make application for and secure a permit to operate said mobile home park. Full compliance shall be achieved within three (3) calendar months from the effective date of this chapter. Since certain hardship cases may arise because of unusual mobile home space dimensions or the construction of facilities prior to the adoption of this chapter, it is further specifically provided that a variance or exception may be granted as to any or all of the provisions of this chapter in a nondiscriminatory manner for cause shown in cases of existing parks or spaces.

ARTICLE IX

Administration

§ 114-21. Minimum standards; conflicting regulations.

The provisions of this chapter are the minimum standards for the protection of the public welfare, health, safety and morals. Where, by other ordinances, other requirements relating to the same subject matter are established, the more stringent requirements shall apply.

**ARTICLE X
Hardship Variances**

§ 114-22. Granting of variance authorized.

If any mandatory provisions of this chapter are shown by the applicant, to the satisfaction of the Borough Council, to be unreasonable and cause undue hardship, the Council shall be permitted to grant to such an applicant a variance from such mandatory provisions so that substantial justice may be done and the public interest secured, provided that such variance will not have the effect of nullifying the intent and purpose of this chapter.

§ 114-23. Conditions of variance.

In granting variances and modifications, the Borough Council may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

**ARTICLE XI
Amendments**

§ 114-24. Revision, amendment or repeal.

The Borough Council of the Borough of South Greensburg may, from time to time, revise, modify, amend or repeal this chapter in accordance with procedures established under the applicable provisions of the Borough Code, as amended.

**ARTICLE XII
Appeals; Hearings**

§ 114-25. Hearing before Borough Council.

Any person aggrieved by a finding, decision or recommendation of the Borough Council may request and receive opportunity to appear before the Council, present additional relevant information and request reconsideration of the original finding, decision or recommendation.

ARTICLE XIII
Penalties

§ 114-26. Violations and penalties.

Any person who shall violate any of the provisions of this chapter shall, upon conviction thereof, be sentenced to pay a fine of not more than one thousand dollars (\$1,000.) and costs of prosecution and, upon default in 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.