

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

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Part 1

Short Title; Effective Date; Purpose; Interpretation;  
Conflict

§101. Short Title; Effective Date. This Chapter shall be known and may be cited as the "West Nottingham Township Mobile Home Park Ordinance 2-76, as amended 1983." This Chapter shall become effective five (5) days after its adoption. (Ord. 3A-1983, 5/10/1983, §101)

§102. Purpose. This Chapter is enacted to promote, protect, and facilitate the public health, safety, and general welfare of the community. In particular, it is designed to safeguard the well-being of those residents who live in and who are affected by mobile home parks. It is enacted also to promote the sound construction and management of present and future mobile home parks in the Township. The Chapter outlines regulations to govern the density, design, management and operation of mobile home parks as well as the construction of public facilities and the installation of improvements. This Chapter is enacted in conjunction with an overall planning program and system of land use regulation. (Ord. 3A-1983, 5/10/1983, §102)

§103. Interpretation. In interpreting and applying the provision of this Chapter, they shall be held to be the minimum requirements for the promotion of the aforementioned purposes and objectives. (Ord. 3A-1983, 5/10/1983, §103)

§104. Conflict. It is not intended by this Chapter to repeal, abrogate, annul, or interfere with any existing ordinance or enactment, or with any rule, regulation, or permit adopted or issued thereunder except insofar as the same may be inconsistent or in conflict with any of the provisions of this Chapter. Where such conflict exists, and this Chapter imposes greater restrictions upon the use of buildings or land, then the provisions of this Chapter shall control. (Ord. 3A-1983, 5/10/1983, §104)



Part 2  
Definitions

§201. Definitions. The following words and terms, as used in this Chapter, shall have the meanings respectively ascribed to them in this Part 2. The present tense includes the future; the singular includes the plural, and the plural the singular; the masculine gender includes the feminine and neuter.

ACCESSORY BUILDING - a permanent building whose primary use is secondary to that of the principal building on the same lot. No truck bodies, abandoned mobile homes, travel trailers, or similar structures shall be used for accessory buildings or to house accessory uses.

ACCESSORY USE - a use which is clearly secondary and subordinate to the principal use of land or of a building on the same lot.

APPLICANT - a person applying for the extension or development of a mobile home park.

BUILDING LINE - the location in the mobile home park of the mobile home site line closest to the street.

CARTWAY - that paved portion of a road or street used for vehicular travel excluding shoulders, berms, drainage swales and other portions of the right-of-way.

DUMPSTER - a large, metallic container used for the collection of trash and garbage and designed for mechanical hoisting and dumping by a trash disposal truck.

EXTENSION - the extension of a mobile home park shall mean the addition of mobile home sites to an existing mobile home park.

IMPERVIOUS SURFACE - areas which do not absorb precipitation or which do not allow for groundwater recharge. Impervious surfaces generally include the surface area of all structures, streets and all other nonabsorbing surfaces.

MOBILE HOME - a single family dwelling intended for permanent occupancy and contained in one (1) unit, or in two (2) or more sections designed to be joined into one integral unit, capable of again being separated, and capable of being towed on its own axles. A mobile home shall not include a travel trailer as defined herein. A mobile home may be referred to as a manufactured home. Such designation shall in no way alter the intent of this Chapter.

MOBILE HOME PARK - any lot, parcel, or tract of land designed, maintained, or intended for the purpose of supplying a location or accommodation for more than one (1) mobile home or upon which more than one (1) mobile home is provided or located, whether or not a charge is made for the use of the mobile home park and its facilities, and shall include all buildings and structures used or intended for use as part of the park. A mobile home park shall not include a mobile home sales lot upon which unoccupied mobile homes are parked for the purpose of inspection or sale.

MOBILE HOME SITE (LOT) - the area upon which a mobile home shall be placed in a mobile home park.

OPEN SPACE - area exclusive of mobile home sites and impervious surfaces.

PARK STREET - any street within a mobile home park owned and maintained by the owner or manager of the park.

PERSON - any individual, partnership, firm, association, or corporation. "Person" shall include the plural as well as the singular conotation.

PLACEMENT PERMIT - a permit for placing a mobile home on a site in a mobile home park or parcel. [Ord. 7-1999]

PLAN, FINAL - a complete and exact land development or subdivision plan prepared by a land planner, registered engineer, surveyor, or landscape architect in conjunction with the requirements of the West Nottingham Township Subdivision and Land Development Chapter, and subject to official recording with the Chester County Recorder of Deeds.

PLAN, PRELIMINARY - a tentative land development or subdivision plan prepared by a land planner, registered engineer, surveyor, or landscape architect in conjunction with the requirements of the West Nottingham Township Subdivision and Land Development Chapter.

PUBLIC ROAD (PUBLIC STREET) - any road, street, or thoroughfare owned and/or maintained either solely or jointly by the Local, State, or Federal Government.

PUBLIC SEWAGE SYSTEM - a sanitary sewage collection, treatment, and disposal system in which sewage flows or is pumped from individual lots/units to a central facility where it is processed. All public sewage facilities must be properly approved and authorized by the Pennsylvania Department of Environmental Resources and other regulatory agencies.

PUBLIC WATER SYSTEM - a system for supplying safe, potable water in sufficient quantities and under adequate pressure to a group of houses or dwelling units. All public water systems must be properly approved and authorized by appropriate County and State agencies.

REMOVAL PERMIT - a permit for removing a mobile home from a site or parcel. [Ord. 7-1999]

RISER PIPE - that pipe which is located on the mobile home base and which represents the first on-lot connection from the mobile home to the remainder of the sewage system or water system.

SETBACK - the distance between a mobile home and a street right-of-way, other rights-of-way, property line, or the cartway of the mobile home park street.

SEWER CONNECTION PIPE - that pipe connecting the riser pipe to the sewer main.

SEWER MAIN - the principal pipe responsible for channeling sewage through the system.

SKIRTING - the material designed to shield and obscure the underside of a mobile home.

STABLE, STATIONARY AND DURABLE MATERIAL - shall mean a long-lasting material incapable of being displaced by wind, erosion or heavy use. Securely constructed and anchored wooden planking, macadam, and well secured gravel framed by wooden strips are examples of material which are comprised by this definition.

STORAGE PERMIT - a permit for temporarily storing a mobile home on a site or parcel. [Ord. 7-1999]

STREET LINE - refers to the legal limit of the street right-of-way as defined in property deeds or by ordinance.

STRUCTURE - any form or combination of building materials assembled in logical fashion to create a building, facility or device, above and below ground.

TOWNSHIP - the Township of West Nottingham, Chester County, Pennsylvania.

TRACT (MOBILE HOME PARK TRACT) - the entire parcel upon which a mobile home park is located.

TRAVEL TRAILER - any vehicle whether towed or motorized, which is intended or designed for vacationing or short-term residency.

WALKWAY - a pathway designed for pedestrian use which interconnects various areas of the mobile home park.

WATER CONNECTION PIPE - that pipe which connects the water riser pipe to the water main.

WATER MAIN - the principal pipe responsible for channeling water through the system.

(Ord. 3A-1983, 5/10/1983; as amended by Ord. 7-1999, 7/20/1999, §1)





Part 3  
General Regulations

§301. Mobile Home Placement. No person shall park, locate, or authorize to be parked or located any mobile home in a mobile home park unless it is located on a mobile home site, except as provided in this Chapter. (Ord. 3A-1983, 5/10/1983, §301)

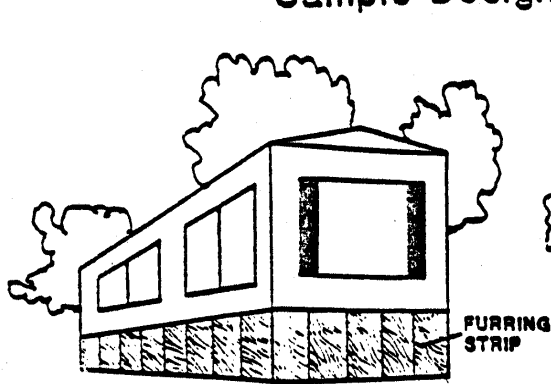
§302. Temporary Storage. For the purpose of repair or rehabilitation, a mobile home may be stored outside of a mobile home park for a period not to exceed six (6) months. A permit for such temporary storage must be secured by the owner of the lot upon which the mobile home is to be stored. No more than one (1) mobile home may be stored per lot. A permit shall be required for each mobile home temporarily stored. Upon the expiration of said permit, no renewal will be issued, and the mobile home must be moved immediately to a mobile home park. Under no circumstances during the permitted period of temporary storage shall the mobile home be used for habitation, or for any purpose other than repair or rehabilitation. (Ord. 3A-1983, 5/10/1983, §302)

§303. Certification. No person shall operate a mobile home park without a certificate of registration from the Pennsylvania Department of Environmental Resources, the Chester County Health Department, and a license from West Nottingham Township. (Ord. 3A-1983, 5/10/1983, §303)

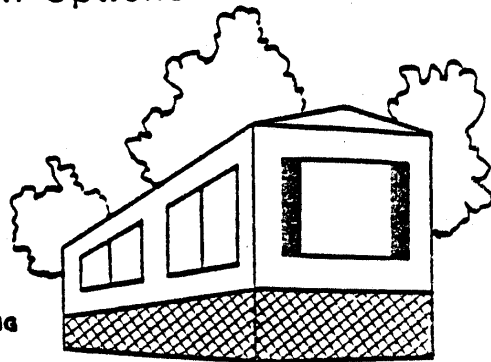
§304. Change of Ownership or Management Whenever a Mobile Home Park Changes Owners or Managers. The new owner or manager shall notify the Township Zoning Officer and shall pay an appropriate transfer fee, as established by resolution of the Board of Supervisors. (Ord. 3A-1983, 5/10/1983, §304)

# MOBILE HOME SKIRTINGS

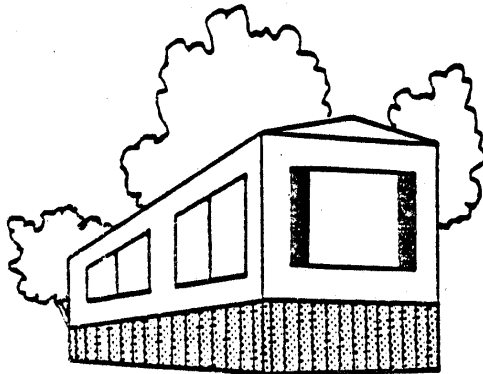
## Sample Design Options



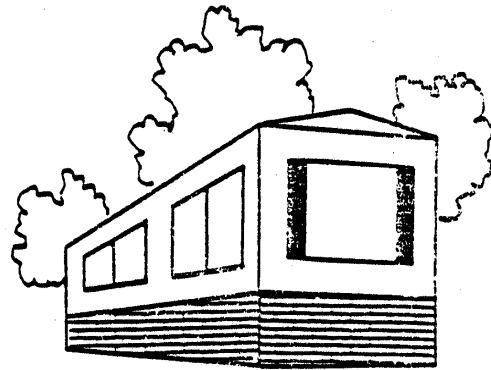
PLYWOOD  
PLYWOOD WITH FURRING STRIP



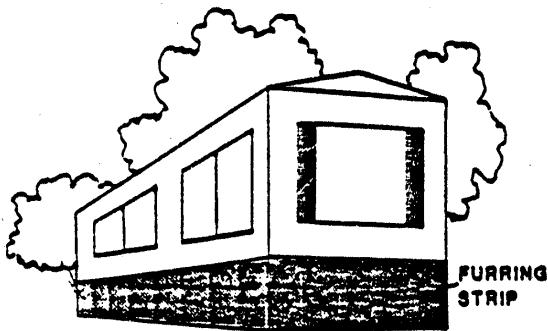
WOODEN MESH



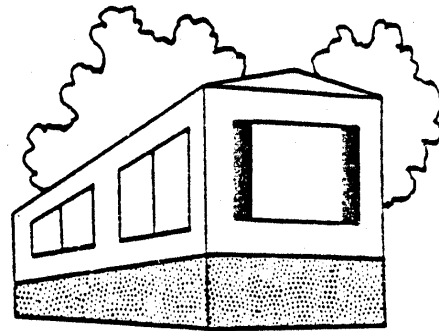
ALUMINUM OR WOODEN SIDING



BRICK (STUCCO OR STONE) MASONRY



SHEET METAL  
SHEET METAL WITH FURRING STRIPS



CORRUGATED ALUMINUM OR FIBERGLASS

## Part 4

## Licenses, Plans, and Permits

§401. Municipal Licensing. It shall be unlawful for any person to develop, construct or extend a mobile home park within the limits of West Nottingham Township unless such person shall first obtain a license under the provisions outlined in §§402-404 of this Chapter. (Ord. 3A-1983, 5/10/1983, §401)

§402. License Application. Any person wishing to establish, construct, or extend a mobile home park, if allowed and permitted under the provisions of the Township Zoning Ordinance, Chapter 27, shall make a written application to West Nottingham Township on a form furnished by the Zoning Officer. All application forms shall be accompanied by:

1. A filing fee;
2. A preliminary plan, as outlined in the West Nottingham Subdivision and Land Development Ordinance, Chapter 22, detailing the development or extension of the mobile home park, in accordance with §403 of this Chapter;
3. Notification from the Chester County Health Department of plan submittal to that agency for its review;
4. Notification from the Pennsylvania Department of Environmental Resources of plan submittal to that agency for its review in accordance with regulations of the Department of Environmental Resources, Chapter 179, Regulations for Mobile Home Parks.

Licenses shall be granted in conformance with §404 of this Chapter.  
(Ord. 3A-1983, 5/10/1983, §402)

§403. Plan Submittal and Review. Plan submittal and review as well as plan content, for both preliminary and final plans, shall follow the procedures and be subject to the time limitations outlined in the West Nottingham Township Subdivision and Land Development Ordinance, Chapter 22. Upon approval of a final plan by the West Nottingham Township Board of Supervisors, and upon recording of that plan by the applicant with the Chester County Recorder of Deeds Office, the Township Zoning Officer shall issue, upon request, a building permit for the construction or extension of a mobile home park. (Ord. 3A-1983, 5/10/1983, §403)

§404. Issuance of a License to Operate a Mobile Home Park. Upon the completion of the construction or extension of a mobile home park, the applicant shall request the Township Zoning Officer to undertake a final inspection of the park. If all facilities, including but not limited to the street, water, sanitary sewer, electrical and drainage work are completed to service at least two (2) mobile home sites as approved by the Township Zoning Officer, a license to operate the mobile home park shall be issued. As additional sites become ready for inspection, the Zoning Officer shall be requested to make additional inspections. An inspection fee shall be charged for each inspection of new mobile home sites as prescribed by this Chapter. Licensing fees and subsequent renewal fees shall be in conformance with §502 of this Chapter. Licenses shall be good for a period of one (1) year from the date of issue. (Ord. 3A-1983, 5/10/1983, §404)

§405. License Renewal. All mobile home park licenses must be renewed annually, on or before the date of issue as noted in §404. In the event that no date of issue can be determined, renewal of the license shall occur on or before January 1 of each year. The Township Zoning Officer shall be authorized to inspect a mobile home park prior to the renewal of a license. (Ord. 3A-1983, 5/10/1983, §405)

§406. Requirement of Placement Permits. A placement permit shall be required prior to the placement of a mobile home on a site regardless whether it is the first mobile home to occupy that site or a replacement unit. It shall be unlawful for any person to commence work for the placement of a mobile home until a permit has been duly issued. (Ord. 3A-1983, 5/10/1983, §406; as amended by Ord. 7-1999, 7/20/1999, §2(A))

§407. Application for Placement Permit. All applications for placement permits shall be made in writing on a form furnished by the Township. When the mobile home is to be placed on a site that is not in a mobile home park, and a new foundation or basement will be constructed, the applicant shall submit a building permit application per the Zoning Ordinance [Chapter 27]. Application for placement permits in a mobile home park shall be submitted to the Assistant Codes Enforcement Officer. Applications may be submitted to the Codes Enforcement Officer if there is no appointed Assistant Codes Enforcement Officer. (Ord. 3A-1983, 5/10/1983, §407; as amended by Ord. 7-1999, 7/20/1999, §2(B))

§408. Issuance of Placement Permit. No placement permit shall be issued until the Assistant Codes Enforcement Officer or Codes Enforcement Officer certifies that the proposed mobile home complies with the provisions of this Part, the Zoning Ordinance [Chapter 27] and other applicable ordinances. (Ord. 3A-1983, 5/10/1983, §408; as added by Ord. 7-1999, 7/20/1999, §2)

§409. Requirement of Removal Permits. A removal permit shall be required any time a mobile home is removed from a mobile home site. It shall be unlawful for any person to remove a mobile home from a site until a permit has been duly issued. (Ord. 3A-1983, 5/10/1983, §409; as added by Ord. 7-1999, 7/20/1999, §2(C))

§410. Application for Removal Permit. All applications for removal permits shall be made in writing on a form furnished by the Township. Applications for removal permits shall be submitted to the Tax Collector of West Nottingham Township. (Ord. 3A-1983, 5/10/1983, §410; as added by Ord. 7-1999, 7/20/1999, §2(C))

§411. Issuance of Removal Permit. No removal permit shall be issued by the Tax Collector of West Nottingham Township until all taxes levied and assessed on the mobile home are paid. In the event that this permit is not secured and a mobile home is removed from the site in violation of this Part, no new mobile home shall be placed on that site until the removal permit fee has been paid. (Ord. 3A-1983, 5/10/1983, §410; as added by Ord. 7-1999, 7/20/1999, §2(C))

Part 5

Fees

§501. Fee Listing. A fee shall be charged for all permits, procedures, and licenses listed as follows:

1. Building permit (§403 and §406).
2. Filing (§402).
3. Inspection (§404).
4. Issuance of a mobile home park license (§404).
5. Renewal of a mobile home park license (§405).
6. Permit for placement or removal of a mobile home from a mobile home site (§406 and §407).
7. Temporary storage permit (§302).
8. Transfer of ownership or management (§304). (Ord. 3A-1983, 5/10/1983, §501)

§502. Fee Schedule. The fee schedule shall be as established by resolution of the West Nottingham Township Board of Supervisors. (Ord. 3A-1983, 5/10/1983, §502)



Part 6  
Site Requirements

§601. Applicability. The following regulations shall apply to all mobile home parks in West Nottingham Township constructed after the effective date of this Chapter. All extensions of nonconforming mobile home parks as defined by the West Nottingham Township Zoning Chapter, also shall comply with the regulations of this Part 6. (Ord. 3A-1983, 5/10/1983, §601)

§602. Tract Design.

- 1. Minimum tract size 10 acres
- 2. Minimum tract width at street line 100 feet
- 3. Minimum tract width at building line 200 feet
- 4. Minimum tract width required for extension 200 feet

(Ord. 3A-1983, 5/10/1983, §602)

§603. Mobile Home Sites.

- 1. Minimum site area 6,000 square feet
- 2. Minimum site width 60 feet
- 3. Maximum number of mobile homes per site 1 mobile home

(Ord. 3A-1983, 5/10/1983, §603)

§604. Open Space. A newly developed mobile home park tract shall contain at least twenty-five (25%) percent open space as defined by this Chapter. At least twenty-five (25%) percent of the area included in an extension of a mobile home park tract shall be retained in open space. (Ord. 3A-1983, 5/10/1983, §604)

§605. Screening and Setback.

1. Screening. A planting strip of evergreen trees shall be placed and maintained around the perimeter of the park at a depth of at least fifteen (15) feet. Existing vegetation and topography can be utilized in lieu of the evergreens if the aforesaid vegetation and topography serve as satisfactory screens to shield the mobile home park from view from a public road or adjoining property.

2. Setback.

A. Mobile Home Setback

- (1) Fifty (50) feet from a street right-of-way or tract line
- (2) Fifteen (15) feet from the cartway line of the park street
- (3) Fifteen (15) feet from another mobile home

(4) Setbacks shall be varied where possible so as to create a more pleasing layout and design

B. Accessory Use Setback. Fifty (50) feet from a street right-of-way or tract line; ten (10) feet from the cartway line of a park street; and ten (10) feet from another mobile home.

(Ord. 3A-1983, 5/10/1983, §605)

§606. Erection of Mobile Homes.

1. Each mobile home shall be erected upon a frost free foundation or footer extended below the frost line. In no case shall the mobile home be erected on jacks, loose blocks, or other temporary materials.

2. Each mobile home site shall have a base of crushed #2 bituminous stone at least four (4) inches deep.

3. All mobile home sites shall include a mud-free patio and path, suitable for easy entrance and exit of the mobile home. The path and patio shall be stable and stationary. Paths shall be connected directly to the parking area and street.

4. Skirting of a manufactured material shall be placed around the entire circumference of the mobile home. It shall be securely attached to the mobile home and extended to the ground where it also shall be attached. Acceptable skirting materials include fiberglass, wood, aluminum, metal, masonry materials, or similar materials as approved by the Zoning Officer. The arrangement of these materials shall be similar to the illustration found on the following page.

5. All mobile homes shall be anchored to the ground by means of steel anchors or some other conventional anchor placed no more than fourteen (14) feet apart. The mobile home shall be secured to the anchors by means of one and one quarter (1 1/4) inch wide galvanized steel straps and aluminum buckles.

(Ord. 3A-1983, 5/10/1983, §606)

§607. Streets.

1. All park streets shall have a paved cartway of at least twenty (20) feet in width.

2. No cul-de-sac street shall be longer than five hundred (500) feet.

3. Cul-de-sacs shall be paved to a diameter of sixty (60) feet.

4. All streets, access drives, and disposal areas shall be lighted to provide a minimum of one half (1/2) footcandle each of illumination at an elevation of three (3) feet above the ground.

5. All streets shall have a six (6) inch compacted crushed stone base plus a two and one half (2 1/2) inch thick ID-2 bituminous binder and wearing surface constructed according to PennDOT standards, form 408.

6. All park streets shall have a posted speed of ten (10) miles per hour, which shall be enforced by the park management.

7. A clear sight triangle with lines of sight at least one hundred (100) feet along the center lines of intersecting streets from the point of



intersection shall be required at all intersections of park streets and public roads.

8. The name of the street shall be clearly posted on a sign located at the street entrance. All other regulations for the alignment, grading, intersection, and construction of streets shall conform to the requirements of the West Nottingham Subdivision and Land Development Chapter, as amended.

(Ord. 3A-1983, 5/10/1983, §607)

§608. Parking.

1. Each mobile home site shall be provided with at least two and one-half (2 1/2) mud free and well defined off-street parking spaces, the location for two (2) of which shall be no more than one hundred and fifty (150) feet from the mobile home site. Each parking space shall be a minimum of nine (9) feet by eighteen (18) feet. See illustration on the following page.

2. Temporary parking shall be allowed on one side of a park street only. The area for on-street parking shall be clearly designated by use of signs or painted lines on the street. (See §902(5))

3. No parking shall be permitted within one hundred (100) feet of the mobile home park entrance.

(Ord. 3A-1983, 5/10/1983, §608)

§609. Walkways. Each mobile home park shall have a system of walkways which shall interconnect various portions of the park. Each street shall have at least one walkway running parallel to it. Walkways shall be mud free and constructed of a stable, stationary, and durable material. (Ord. 3A-1983, 5/10/1983, §609)

§610. Waiting Areas. Each mobile home park shall have a mud free waiting area at the entrance to the mobile home park. The waiting area shall be well defined, having dimensions squalling at least one hundred (100) square feet, and constructed of a stable, stationary, and durable material. (Ord. 3A-1983, 5/10/1983, §610)

§611. Standards.

1. Accessory Uses.

A. No accessory use shall be conducted between a mobile home and a park street.

B. The keeping of pets shall be regulated by mobile home park management. Under no condition shall pets be permitted to roam beyond the property lines of the mobile home park.

C. No accessory use shall cause a nuisance by way of odor, noise, or emission of light, or shall pose a threat to the health, safety or welfare of park residents.

D. Where other than conventional accessory buildings are used for storage or for any reason, they shall be attractively decorated,

or they shall be hidden from view from a street or adjacent property. No truck bodies, abandoned mobile homes, travel trailers or similar structures shall be used for accessory buildings or to house any accessory uses.

2. Height Standards.

A. No structure shall be more than thirty-five (35) feet in height, except the following: residential radio or television antennae, or windmill.

B. The height of buildings or structures shall be measured from the ground to the highest point on the building or structure. Where different measurements might result on different sides of a building or structure, the greatest measurement shall govern.

3. Storage Standards. All storage shall be completely screened or hidden from view from any public right-of-way or contiguous use. Screening shall consist of evergreen plantings or an architectural screen.

4. Sign Standards. Signs shall conform with the regulations of Part 12 of the West Nottingham Zoning Chapter, as amended.

(Ord. 3A-1983, 5/10/1983, §611)

Part 7  
Utilities

§701. Water Supply.

1. A continuous supply of potable water for drinking and domestic purposes shall be supplied by pipes under adequate pressure (see §701(3)) to all buildings and mobile home spaces, drinking fountains, hose connections, fire hydrants, and all other water taps within the park. The water supply system shall be an approved public water system on file with the Pennsylvania Department of Environmental Resources (D.E.R.). If no public water system exists, one conforming to D.E.R. specifications must be constructed by the applicant and properly reviewed and approved. The water delivery system shall also be subject to D.E.R. review and approval.

2. Water mains and all connecting pipes to the mobile home site must be buried forty-two (42) inches deep to prevent freezing or other damage.

3. The water system shall be designed so as to provide pressure not less than twenty (20) pounds per square inch to each mobile home site at all times and to all other improvements as noted in §701(1).

4. Riser Pipes.

A. All riser pipes shall be installed in a vertical position.

B. The inside diameter of the riser pipe shall be a minimum of one-half (1/2) inch.

C. The riser pipe shall be at least four (4) inches above the ground.

D. Adequate provisions shall be made to insure against the freezing of risers, service lines, outdoor faucets, fire hydrants, and other exposed water delivery devices.

E. For each mobile home lot there shall be a water shut-off valve installed below the frost line to terminate water supply to the lot when the lot is vacant.

(Ord. 3A-1983, 5/10/1983, §701)

§702. Sewage System.

1. Each mobile home lot shall be provided with a sewer pipe at least four (4) inches in diameter which shall be connected to receive the waste from the shower(s), bathtub(s), flush toilet(s), lavatory(ies), sink(s), and other such facilities in the mobile home. The sewer connection pipe shall be connected to discharge water, effluent, and other waste from the mobile home into a public sewage system which has been approved by the Pennsylvania Department of Environmental Resources (D.E.R.). If no such public sewage system exists, one shall be constructed by the applicant and properly reviewed and approved by D.E.R.

2. The Sewer Riser Pipe.

A. All sewer riser pipes shall be installed in a vertical position.

B. All sewer riser pipes shall have a minimum inside diameter of four (4) inches.

C. All sewer riser pipes shall be equipped with a plug for use when a mobile home is not on the lot.

3. Sewer mains shall be buried at least three (3) feet in the ground.

4. Sewer connection lines shall have a slope of not less than one quarter (1/4) inch per foot.

5. All sewer connection lines and mains shall be separated from all water lines and mains by no less than two (2) feet.

6. Septic tanks, tile fields, and all other sewage storage or processing areas shall be separated from water supply systems as follows:

A. From wells and water storage facilities 100 ft. minimum

B. From water mains and other lines 10 ft. minimum

(Ord. 3A-1983, 5/10/1983, §702)

§703. Electrical Systems.

1. All wiring and electrical fixtures shall be installed in compliance with standards and regulations established by the National Electrical Code.

2. Each lot shall have an approved electrical shut-off.

3. Power mains shall be coated underground in a proper casing so as not to pose a public danger.

4. An electrical outlet supplying at least two hundred twenty (220) volts and one hundred (100) amperes service shall be provided for each mobile home space.

5. All non-current carrying metal parts of the mobile home shall be grounded.

(Ord. 3A-1983, 5/10/1983, §703)

§704. Fuels.

1. Natural Gas. Any mobile home lot provided with piped gas shall have a shut-off valve located upstream from the connection to the mobile home. The connection shall be fitted with an approved cap for use when a mobile home is not located on the site.

2. Liquid Gas. All facilities for the provision of liquid gas to a lot shall be installed and maintained as per standards established by the National Liquid Petroleum Gas Association.

3. Fuel Oil. All pipes, tanks, and cylinders shall be securely placed. A shut-off valve shall be located no less than five (5) inches from the tank.

(Ord. 3A-1983, 5/10/1983, §704)

Part 8  
Refuse Disposal

§801. General Regulations. The storage, collection, and disposal of refuse in any mobile home park shall be managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. (Ord. 3A-1983, 5/10/1983, §801)

§802. Refuse Containers. Refuse may be stored in either of two (2) ways:

1. A watertight dumpster shall be provided and shall be located a convenient distance from each of the mobile homes it is intended to service. One dumpster shall be provided for every twelve (12) mobile homes; or

2. One airtight garbage can, securely anchored either in an attractive box or by some other means to prevent tipping, shall be supplied for each mobile home site.

(Ord. 3A-1983, 5/10/1983, §802)

§803. Refuse Collection. All refuse shall be collected at least once weekly. Where collection service at this frequency cannot be provided by a suitable municipal or private agency, the mobile home park operator shall provide this service. All refuse shall be transported and collected in covered vehicles or covered containers. (Ord. 3A-1983, 5/10/1983, §803)

§804. Screening. Dumpsters shall be suitably screened from public rights-of-way and from the view of mobile home residents. (Ord. 3A-1983, 5/10/1983, §804)



Part 9

Mobile Home Park Management

§901. Registration. In every mobile home park, there shall be an office of the person in charge. A copy of the license issued under this Chapter shall be posted in the office at all times.

Every person holding a license under this Chapter shall keep or cause to be kept a register which shall at all times be open for the inspection of any official of the Township, as designated by the Board of Supervisors.

Such register shall show, for each mobile home accommodated in such mobile home park, the following information:

1. The number of the site on which each mobile home is located, and the name of the mobile home owner on each site;
2. The number of people residing in each mobile home;
3. The date of arrival of each mobile home at the mobile home park and where appropriate, the date of departure therefrom;
4. Indication of whether the mobile home is owner occupied or renter occupied;
5. The name and address of the owner of record of the mobile home. This information shall be furnished to the mobile home park owner or manager as a prerequisite for entering the park, and upon request.

(Ord. 3A-1983, 5/10/1983, §901)

§902. Management Responsibilities. Each person holding a license under this Chapter shall adhere to the following additional regulations at all times:

1. The common ground of the mobile home park shall be kept in a clean, orderly, and sanitary condition;
2. No open fire shall be lit upon the premises;
3. At least twenty-four (24) hours prior to the departure of any mobile home from a mobile home park, the Township Zoning Officer shall be notified;
4. Written notification shall be given to the Township Zoning Officer of any new mobile home in the mobile home park;
5. Temporary on-street parking regulations outlined in §608(2) shall be strictly enforced by the mobile home park management. At no time shall the park manager allow a park street to be blocked and inaccessible to emergency vehicles.

(Ord. 3A-1983, 5/10/1983, §902)

§903. Maintenance of Street and Lot Designations.

1. The owner of the mobile home park shall make certain that each mobile home site is clearly numbered. The site number shall be placed in such a way as to be clearly visible from the street. The manner of site

marking shall be established by resolution passed by the Board of Supervisors.

2. The owner of the mobile home park shall make certain that the name of each mobile home park street is clearly posted on a sign located at the street entrance.

3. A schematic map of the mobile home park which shows all streets, lots, and lot numbers shall be maintained by the owner of the mobile home park and updated when necessary. Copies of this map shall be kept on file at the mobile home park office and with the Township Secretary.

(Ord. 3A-1983, 5/10/1983, §903; as amended by Ord. 3-1991, 12/30/1991)



Part 10

Enforcement Penalties

§1001. Enforcement Penalties. Upon violation of any provision of this Chapter by any person, partnership, or corporation, the Zoning Officer of West Nottingham Township shall be empowered to issue a written citation of the violation to the owner of the mobile home, and, or the owner of the mobile home park, and, or the manager of the mobile home park where the violation is occurring. The violator shall have thirty (30) days from the date the citation was issued, to correct the violation. If the violation is not corrected within thirty (30) days of the issuance of the citation, the Board of Supervisors of West Nottingham Township may take corrective legal action as it deems appropriate.

Upon conviction of any violation of this Chapter in a summary proceeding, the guilty person, partnership, or corporation shall be sentenced to pay a fine of not more than five hundred (\$500.00) dollars. In default of payment of the fine, such person, the members of such partnership, or the officers of such corporation shall be liable for imprisonment for not more than sixty (60) days. Each day that a violation is continued shall constitute a separate offense.

(Ord. 3A-1983, 5/10/1983)

