

ARTICLE IX – MOBILE HOMES AND MOBILE HOME PARKS

This article contains provisions setting forth minimum standards for the design, construction, alteration, extension, and maintenance of mobile home parks and related utilities and facilities. Included also, are regulations for the erection of single mobile homes. Finally, also, provisions are included authorizing the issuance of permits for construction, alteration and/or extension of mobile home parks, the licensing of those who operate mobile home parks, the inspection of mobile home parks by authorized township officials, and the fixing of penalties for any violation of any provision of this article.

901 – DEFINITIONS

1. LICENSE – WRITTEN ANNUAL APPROVAL, IN WHATEVER FORM, AS ISSUED BY THE Township, authorizing a person to operate and maintain a mobile home park.
2. MOBILE HOME – a transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two 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.
3. 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, which is leased to the occupants of the mobile home erected on the lot.
4. 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 or more mobile home lots.
5. PERSON – any individual, firm, trust, partnership, public or private association or corporation, or other entity.
6. RECREATIONAL VEHICLE – a vehicle 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”.
7. SERVICE OR RECREATIONAL BUILDING – a structure housing operational office, recreational, park maintenance and other facilities built to conform to required local standards.

902 – PERMITS FOR MOBILE HOME PARK CONSTRUCTION, ALTERATION OR EXTENSION

902-A – PERMITS REQUIRED

It shall be unlawful for any person to construct, alter, or extend any mobile home park within the limits of Germany Township unless a valid permit has been issued.

902-B – APPLICATION TO TOWNSHIP

Copies of the application to Germany Township for a mobile home park permit, shall be accompanied by a plan drawn at a scale not smaller than one (1) inch equals fifty (50) feet and containing the following information:

1. Name of Mobile Home Park
2. Name and address of owner of record and/or applicant.
3. Name of engineer, surveyor or other qualified person preparing plan.
4. North arrow, scale and date of plan preparation.
5. Location Map.
6. Site data:
 - a. Number of mobile home lots.
 - b. Total number of acres.
 - c. Number of lots per acre.
 - d. Number of off street parking spaces.
7. Topography showing existing and proposed contours at intervals of two (2) feet.
8. The location of any existing bodies of water or water courses, floodplain areas, tree masses, buildings or structures, public facilities, and any other man made or natural features within or near the proposed mobile home park area.
9. A storm drainage plan, and storm drainage calculations (see Section 507, Germany Township Subdivision and Land Development Ordinance).
10. Existing and proposed property, lot and boundary lines including building setback lines, and information concerning lot dimensions, lot areas, and the location of all utilities.
11. Location and dimensions of all mobile home stands.
12. The location of all existing and proposed streets with information concerning pavement widths, types of paving and street names.
13. Typical cross-section of all streets.
14. Street centerline profiles.
15. Location of all off street parking areas.

16. Location and dimension of all pedestrian walkways and sidewalks.
17. Location of proposed recreation areas.
18. Location of all plantings and landscaping.
19. Location, dimensions and proposed use of all service and accessory structures.
20. Location and type of waste containers.
21. Location of all fire extinguishers.
22. Engineer's or surveyor's seal with certification that survey and plan are correct.
23. Block for approval by Planning Commission.
24. Block for approval by the Board of Supervisors.

902-D – REVIEW OF PLANS AND ISSUANCE OF PERMIT

1. Upon receipt of the application, the Township Planning Commission shall inspect the application and plans to determine compliance with the provisions of this Ordinance at the next regularly scheduled meeting of the Planning Commission.
2. Within fifty (50) days of its being received by the Township Planning Commission, they shall determine whether the application and plan shall be approved, approved with modification, or disapproved, and shall notify the Board of Supervisors of their decision in writing including a statement of reasons if the plan is approved with modification or disapproved. If the plan is approved the Planning Commission Chairman shall sign the plan and all prints and forward all but one (1) copy to the Board of Supervisors.
3. Action on the application and plan shall be taken by the Board of Supervisors and communicated to the owner or developer not later than ninety (90) days following receipt of the application and plans by the Township Planning Commission. If approved, the Chairman and Secretary of the Board of Supervisors shall sign the plan and issue a permit. If the application and plan is disapproved the Board of Supervisors shall notify the developer or owner in writing including a statement of reason for their decision.

902-E – FEES

Each application for a permit shall be accompanied by a check, payable to the Township, in an amount equal to the fee required for the inspection of mobile home parks as set forth in the fee schedule currently in force in the Township. Such fee shall be required whether or not the application is approved.

903 – REGISTRATION AND LICENSING FOR MOBILE HOME PARK OPERATION

903-A – LICENSE REQUIRED

It shall be unlawful for any person to operate any mobile home park within the limits of the Township unless he holds a license issued annually by the Township.

903-B – RENEWAL LICENSES

Annual licenses shall be issued by the Township Supervisors upon the furnishing of proof by the applicant that his park meets the standards prescribed by this Ordinance.

903-C – APPLICATION TO TOWNSHIP FOR LICENSE

Application for initial or renewal licenses to operate a mobile home park shall be made, in writing, to the Township Supervisors using a form furnished by the Township. All such applications shall be accompanied by a check, payable to the Township, in an amount equal to the fee required for license to operate a mobile home park as set forth in the fee schedule currently in force in the Township. All such applications shall contain any change in the information submitted since the original license was issued or latest renewal was issued. The Township may also require additional payment in an amount sufficient to cover any engineering fees incurred as a result of the licensing process.

903-D – TRANSFER OF OWNERSHIP

Every person holding a license shall file a written notice to the Township Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in, or control of any mobile home park. Proof of such transfer shall be furnished to the Township Supervisors accompanied by a fee as set forth in the fee schedule currently in force in the Township.

903-E – SUSPENSION

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provisions of this Ordinance, or of any regulations adopted pursuant thereto, the Township Supervisors shall give written notice to the person to whom the License 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 Township 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, and the license has not requested a hearing, the Township Supervisors shall suspend the license and give notice, in writing, of such suspension to the person to whom the license is issued.

903-F – COMPLIANCE OF EXISTING MOBILE HOME PARKS

1. Mobile home parks in existence at the date of adoption of this Ordinance may be continued so long as they otherwise remain lawful.

2. Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a Mobile Home Park License as required under Section 903-B of this Ordinance.
3. Any subsequent new construction, alteration, or extension of any existing mobile home park shall comply with the provisions of this Ordinance.
4. Any existing mobile home park which, in the opinion of the Board of Supervisors creates a fire hazard or health hazard shall be required to comply with this Ordinance within a reasonable period of time as determined by the Board of Supervisors.

904 – INSPECTIONS OF MOBILE HOME PARKS

The Township Supervisors or other authorized Township representative may inspect a mobile home park periodically to determine compliance with this Ordinance. As a result of such inspection, the Township Supervisors may give notice for any violations of this Ordinance.

905 – PARK CONSTRUCTION REQUIREMENTS

905-A – SITE LOCATION

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

1. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places of insects or rodents.
2. Not subject to flooding.
3. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, heat, odor, glare, etc.

905-B – SITE DRAINAGE

1. The ground surface in all parts of a park shall be graded and equipped to drain surface water in a safe, efficient manner. Where necessary, storm sewers, culverts, and related facilities shall be provided to permit the unimpeded flow of natural water courses and to insure the adequate drainage of all locations within the park.
2. A drainage plan shall be prepared and submitted for review and approval by the Township prior to the granting of a permit for any mobile home park.
3. All storm water facilities shall be kept completely separate from any sanitary waste facilities.

905-C – SOIL AND GROUND COVER REQUIREMENTS

1. Ground surfaces in all parts of every park shall be paved or planted with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. All paving and/or planting shall be designed in accordance with the storm water drainage plan.
3. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects or other pests.

905-D – PARK AREAS FOR NON-RESIDENTIAL USES.

1. No part of any park shall be used for non-residential purposes, except such uses that are required for recreation, direct servicing, management or maintenance of the park and its residents.
2. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

905-E – SETBACKS, BUFFER STRIPS, SCREENING AND LANDSCAPING

1. Mobile homes in parks shall be located at least seventy (70) feet from the centerline of any abutting existing or proposed public local street and eighty (80) feet from the centerline of any abutting existing or proposed public collector street.
2. There shall be a minimum distance of twenty-five (25) 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 and structures.
3. Mobile homes shall be located at least twenty-five (25) feet from any park property line and at least ten (10) feet from any side or rear mobile home lot line.
4. Mobile home parks shall be designed to provide appropriate landscaping, including street trees, buffering and screening around the perimeter of the mobile home park and the perimeter of the required mobile home park recreation area as well as other landscaping as required in Article 520 - Landscaping.

905-F – PLACEMENT OF MOBILE HOMES

1. Mobile homes, including any additions or accessory structures attached thereto, shall be separated from each other and from other buildings and structures by at least twenty (20) feet on all sides.
2. All mobile homes shall be properly placed upon a mobile home stand and securely fastened to the foundation. In no instance shall it be placed upon jacks, loose blocks or other similar arrangements.

3. The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs, such as cast-in-place concrete "dead men", eyelets imbedded in concrete screw augers or arrow head anchors shall be placed at each corner of the mobile home stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.
4. 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.

905-G – PARK STREET SYSTEM

1. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
2. The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement of thirty-six (36) feet.
3. A minimum pavement width of thirty-six (36) feet shall be required on all internal streets.
4. Dead end streets shall be provided at the closed end with a paved turnaround having an outside diameter of at least one hundred (100) feet.
5. Grades of all streets shall be at least 0.5% and not more than 8.0%.
6. Intersections of more than two (2) streets are prohibited.
7. Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. In no case shall streets intersect at less than seventy-five (75) degrees.
8. If intersecting streets are not in alignment, a distance of at least one hundred twenty-five (125) feet shall be provided between the centerlines of the intersecting streets.
9. Minimum curb or edge of pavement radii at intersections shall be twenty (20) feet.
10. All streets shall be constructed as follows:
 - a. The subbase course shall consist of six (6) inches of compacted crushed stone (PADOT – 2A AGGREGATES) constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation Specifications, 1983 or as amended.
 - b. Construction of the surface course shall comply with the specifications as set forth in Section 400, Bituminous Binder and Wearing Course (ID – 2), of the

Pennsylvania Department of Transportation Specifications, 1983 or as amended. The binder course will be 1 ½" and the wearing course 1".

11. All streets within a mobile home park shall be privately owned and maintained.
12. Street trees shall be provided as required in Article 520 – Landscaping.

905-H – OFF STREET PARKING AREAS

A paved off street parking space for two (2) motor vehicles shall be provided at each mobile home lot.

905-I – WALKS

1. All mobile home parks shall be provided with pedestrian concrete walks on both sides of the street. Such walks shall be at least four (4) feet in width.
2. All mobile home lots shall be connected to a pedestrian walk with an individual concrete walk at least two and one-half (2 ½) feet in width.
3. All pedestrian walks shall be constructed in accordance with Section 504 of the Germany Township Subdivision and Land Development Ordinance.

905-J – MOBILE HOME LOTS

1. All lots shall abut and be accessible from a park street.
2. Mobile home lots within the park shall have a minimum area of six thousand (6,000) square feet and a minimum width of fifty (50) feet frontage (with a maximum of five (5) units per acre).
3. Each mobile home lot shall be improved to provide a mobile home stand and adequate frost free foundation for the placement of the mobile home unit.
4. An individual lot in a mobile home park shall not be sold separately unless an application for resubdivision is made to the Township in accordance with Section 307 of the Germany Township Subdivision and Land Development Ordinance.

905-K – RECREATION AREAS

In all mobile home parks, a recreation area or areas with suitable facilities, shall be maintained within the park for the use of all park residents. Such recreation areas:

1. Shall not be located in areas which are unsuitable or hazardous.
2. Shall be so located as to provide reasonable access by all park residents.
3. Shall not include less than ten percent (10%) of the gross area of the mobile home park or 2,500 square feet which ever is greater.

4. Shall have a perimeter buffering and screening planting as required in Article 520 – Landscaping C-2-c Buffering and Screening.

906 - WATER SUPPLY

906-A – WATER SUPPLY

1. An adequate supply of water shall be provided for mobile homes, service buildings, and other accessory facilities as required by this Ordinance. 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 Resources or other authorities having jurisdiction.

906-B – SOURCE OF SUPPLY

1. The water supply shall be capable of supplying a minimum of 200 gallons per day per mobile home.
2. 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.
3. 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.
4. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

906-C – WATER STORAGE FACILITIES

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

906-D – WATER DISTRIBUTION SYSTEM

1. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
2. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back – siphonage.

3. 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, at service buildings and other locations requiring potable water supply.
4. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Board of Supervisors and the agency responsible for supplying water.

906-E – INDIVIDUAL WATER-RISER PIPES AND CONNECTIONS

1. 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 insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
2. The water-riser pipe shall have a minimum inside diameter of $\frac{3}{4}$ inches 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.
3. Adequate provisions shall be made to prevent freezing of service lines, vales and riser pipe 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.
4. A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Under ground stop-and-waste-valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

907 – SEWAGE DISPOSAL

An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Resources and Germany Township.

907-A – INDIVIDUAL SEWER CONNECTIONS

1. 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 one each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
2. The sewer connection shall have a nominal inside diameter of not less than three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. All joints shall be watertight.
3. All materials used for sewer connections shall be semirigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

4. Provisions 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 ½ inch above ground elevation.

907-B – SEWER LINES

1. 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 caulked tight sewer line. All sewer lines shall be constructed of approved materials by the Pennsylvania Department of Environment Resources, and shall have watertight joints.
2. Sewers shall be at a grade which will insure a velocity of 2 feet per second when flowing full. The system shall be designed adequate for a minimum flow of _____ of gallons per day per mobile home.

907-C – SEWAGE TREATMENT AND/OR DISCHARGE

1. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources and Germany Township prior to construction.
2. Where sewage treatment is to be provided by an on-site septic system, the minimum lot size shall be 40,000 square feet per mobile home. If a community on-site septic system is used, a suitable area for a replacement system shall be reserved.

908 – ELECTRICAL DISTRIBUTION SYSTEM

908-A – GENERAL

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

908-B – POWER DISTRIBUTION LINES

All power distribution lines shall be installed underground in accordance with the supplier's regulations. All other utilities, such as telephone, community cable television service, etc., shall also be installed underground in accordance with the individual utility's specifications governing such systems.

908-C – INDIVIDUAL ELECTRICAL CONNECTIONS

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

908-D – REQUIRED GROUNDING

All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

909 – SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES

909-A - APPLICABILITY

The requirements of this section shall apply to service buildings, recreation buildings, and other community service facilities as follows:

1. Management offices, repair shops, and storage areas.
2. Laundry facilities.
3. Indoor recreation areas.

909-B – FACILITIES

1. Every mobile home park shall have a structure clearly designated as the office of the mobile home park manager.
2. Service and accessory buildings located in a mobile home park shall be used only by the residents of the mobile home park.

909-C – STRUCTURAL REQUIREMENTS FOR BUILDINGS

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 as to prevent entrance or penetration of moisture and weather.

910 – REFUSE HANDING

The storage, collection, and disposal of refuse in the mobile home park shall be so constructed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with all applicable Township and State regulations.

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 insure that the containers shall not overflow

911 – INSECT AND RODENT CONTROL

Grounds, buildings, and structure shall be maintained free of insects and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall comply with all applicable Township and State regulations.

912 – FUEL SUPPLY AND STORAGE

912-A – NATURAL GAS SYSTEM

1. Natural gas piping systems when installed in mobile home parks shall be approved by the utility company providing the service.
2. Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

912-B – LIQUIFIED PETROLEUM GAS SYSTEMS

Liquified petroleum gas systems provided for mobile homes, service buildings, or other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following:

1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
3. All LPG piping outside the mobile home shall be buried and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
4. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure unless such installations are specially approved by the Township.

912-C – FUEL OIL SUPPLY SYSTEMS

1. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with any applicable rules and regulations.
2. All storage tanks shall be protected from physical damage.
3. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall have shutoff valves located within five (5) inches of storage tanks.
4. All fuel storage tanks and cylinders shall be securely placed and under no circumstances located less than five (5) feet from any mobile home exit.

913 – FIRE PROTECTION

913-A – LOCAL REGULATIONS

1. Fire extinguishers of a type approved by the Fire Underwriter Laboratories (a B-C classification type) bearing the Underwriters' label, shall be readily accessible to each mobile home. It is recommended that mobile home park owners 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 of property. No fires shall be left unattended at any time.

913-B – COMPLIANCE

All methods of fire protection employed shall be in compliance with any applicable state and federal laws.

914 – REQUIRED ILLUMINATION OF PARK STREET SYSTEMS

All parks shall be furnished with lighting units so spaced and equipped with lamination placed at such mounting lights as will provide an average level of illumination of at least 1.5 foot candles for the safe movement of pedestrians and vehicles at night.

915 – SINGLE MOBILE HOMES

1. Any single mobile home shall meet the specifications for manufacture of mobile homes as set forth in U.S. Standards Institute, Standards for Mobile Homes, USA Standard A 119.1-1969, NFPA No. 501B-1968, and any subsequent modification or amendment of such standards.
2. If a mobile home is erected and maintained as a single family dwelling other than in a mobile home park, the lot size, setback, sewer, and water requirements shall be the same as for a single family home, and in addition, placement and base enclosure requirements shall be the same as or mobile homes placed in mobile home parks.

916 – MISCELLANEOUS REQUIREMENTS

916-A – RESPONSIBILITIES OF THE PARK MANAGEMENT

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate park management to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park management shall supervise the placement of each mobile home on its mobile home lot which includes securing its stability and installing all utility connections.

3. The park management shall give the Township Building Inspector or other authorized Township representative free access within reason to all mobile home lots, service buildings, and other community service facilities for inspection purposes.
4. The park management shall maintain a register containing the name of all park occupants. Such register shall be available to any authorized person inspecting the park. The management shall notify the appropriate officer in accordance with the state and local taxation laws of the arrival and departure of each mobile home.

916-B – REMOVAL OF MOBILE HOMES

No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the Township without first obtaining a permit from the Township Tax Collector as required by Act of the General Assembly of July 8, 1969, P.L. 130 Section 1. Such permit shall be issued upon payment of a fee as required by the fee schedule currently in force in the Township, and any real estate tax assessed against the home and unpaid at the time the permit is requested.

917 – NOTICES AND REVOCATION OF LICENSE

917-A - NOTICES

Whenever the Township Supervisor or other authorized Township representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit, and/or certificate or license was issued, as hereinafter provided. Such notice shall:

1. Be in writing.
2. Include a statement of reasons for its issuance.
3. Allow a reasonable time for the performance of any act it requires.
4. Be served upon the owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this state.
5. Contain an outline of remedial action which, if taken will effect compliance with the provisions of this Ordinance, or any part hereof, and with the regulations adopted pursuant thereof.

917-B - REVOCATION OF LICENSE

In addition to the provisions and penalties for violations as given in Sections 916 and 917 of this Ordinance, the Township may give reasonable notice for the remedying of violations and if such violations are not remedied within the prescribed period of time, the Township may declare the license revoked.

918 – PENALTIES

Any person who violates any provision of this Ordinance shall be guilty of a summary offense, and upon conviction shall be guilty of a summary offense, and upon conviction shall be required to pay Germany Township a penalty of not less than one hundred dollars (\$100.00) nor more than three hundred dollars (\$300.00), together with the costs of prosecution and default of such payment, shall be imprisoned in county prison for a term not to exceed ten (10) days. Each day during which any violation of this Ordinance continues shall constitute a separate offense. The Township of Germany may bring any actions at law or equity to enforce the terms of this Ordinance at its sole discretion.

919 – SEVERABILITY CLAUSE

If any provision of this Ordinance shall be determined to be invalid or unconstitutional by a recognized court of the Commonwealth, such determination shall not affect the legality of the remaining provisions of this Ordinance.