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ORDINANCE NO. 206-A

AN ORDINANCE OF THE BOROUGH OF MILESBERG, CENTRE COUNTY, PENNSYLVANIA, REGULATING THE PLACING AND KEEPING OF MOBILE HOMES WITHIN MOBILE HOME PARKS, PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEES THEREFORE, PROHIBITING UNSAFE AND UNSANITARY CONDITIONS, PROVIDING FOR INSPECTION, DEFINING CERTAIN TERMS AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF.

NOW, THEREFORE, be it ordained and hereby enacted by the Borough of Milesburg, Centre County, Pennsylvania, by authority of same as follows:

SECTION ONE: DEFINITION. As used in this Ordinance the following terms shall have the following meaning:

(A) Mobile Home Park: Any plot of ground upon which two or more mobile homes occupied for dwelling or sleeping purposes are located.

(B) Motor Home: A vehicle motorized or unmotorized so constructed as to permit its being used as a conveyance upon public streets or highways, whether titled as such or not, and constructed in such a manner as to permit occupancy either temporary or permanent as a dwelling or sleeping place for one or more persons.

(C) Space: When the word "space" is used it refers to that plot of ground upon which one mobile home is located.

(D) Department of Health: When Department of Health is mentioned it refers to the Pennsylvania Department of Environmental Resources, Division of Facilities Sanitation, or any such successor agency given charge with monitoring mobile home parks either by the Commonwealth of Pennsylvania,

the county or the borough.

SECTION TWO: PERMITS.

(A) It shall be unlawful for any person to construct, maintain or operate any mobile home park unless such person shall first obtain a permit therefore, except that the maintenance or operation of a mobile home park in existence on the effective date of this Ordinance may be continued under a temporary permit for such period of time and under such conditions as are prescribed.

(B) A temporary permit upon written request therefore shall be issued by the zoning officer of the Borough of Milesburg for every mobile home park in existence upon the effective date of this Ordinance permitting the park to be maintained and operated during the period ending one year after the effective date of this Ordinance without being subject to the provisions of this Ordinance.

SECTION THREE: FEES.

(A) The initial permit fee for each mobile home park shall be Twenty-Five (\$25.00) Dollars.

(B) The temporary permit fee shall be one-half of the initial permit fee prescribed in Section (A) of this section.

SECTION FOUR: APPLICATION FOR PERMIT.

(A) Application for Initial Permit: Application for initial mobile home permit shall be filed with the zoning officer of the borough. The application shall be in

writing and shall include the following:

- 1) The name and address of the applicant and the land owner(s).
- 2) The location, legal description and recording references for the lot or parcel of land which shall make up the mobile home park.
- 3) A complete plan of the park in conformity with the requirements of Section Six of this Ordinance.
- 4) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park.
- 5) Such further information as may be required by the borough to enable it to determine if the proposed park will comply with the legal requirements. The application and all accompanying plans and specifications shall be filed in triplicate. The borough zoning officer shall review the application and the proposed plans and specifications. If the proposed mobile home park will when constructed or altered in accordance with such plans and specifications be in compliance with all provisions of this Ordinance and all other applicable ordinances and regulations, the borough zoning officer shall approve the application and upon completion of the park according to the plan shall issue the permit.

SECTION FIVE: LOCATION. Mobile home parks may be located within the Borough of Milesburg by special exception. Where any boundary of a park directly abuts property of others which is improved with a permanent residential building located within fifty (50') feet of such boundary, a fence, wall or hedge will be provided along such boundary at the cost or expense of the mobile home park owner.

SECTION SIX: MOBILE HOME PARK PLAN. The mobile home park shall conform to the following requirements:

(A) The park shall be located on a well-drained site properly graded to insure rapid drainage and free from stagnant pools of water.

(B) Each park shall provide mobile home spaces and each space shall be closely defined or delineated. Each space shall have an area of not less than 4,000 square feet and a width of not less than 40 feet.

(C) Mobile homes shall be so located on each space that there shall be at least 25-foot clearance between mobile homes, provided, however, that with respect to mobile homes parked end-to-end the end-to-end clearance may be less than 25 feet but shall not be less than 10 feet. No mobile home shall be located closer than 20 feet to any building within the park. No mobile home shall be located closer than 8 feet to any property line of the park which does not abut upon a public street or highway. No mobile home shall be located closer to any public street, sidewalk or highway right of way than 20 feet.

(D) All mobile home spaces shall abut upon a driveway of not less than 20 feet in width which shall have unobstructed access to a public street or highway.

(E) Walkways of not less than three feet shall be provided from the mobile home spaces to any service building.

(F) Walkways within the park shall be hard surfaced. All driveways shall be minimum of stone surface. All walkways shall be lighted at night with an electric lamp of not

less than 100 watts each spaced at intervals of not more than 100 feet or the equivalent thereof.

(G) Double-wide mobile homes shall be prohibited within mobile home parks.

(H) An electrical outlet supplying a minimum of 110-115/220-250 volts, 100 amps shall be provided for each mobile home space.

(I) A minimum of 10,000 square feet of suitable play space shall be provided in an area or areas suitable to the borough for mobile home parks of 10 or more spaces.

(J) Each park shall provide off-street parking equivalent to two standard size parking stalls no less than 10 feet by 20 feet for each mobile home space in the park.

SECTION SEVEN: WATER SUPPLY. Water supply facilities shall be provided in accordance with the requirements of Ordinance No. 145 and Milesburg Water Authority regulations and such other ordinances as may be adopted by the borough from time to time.

SECTION EIGHT. SANITATION AND SEWAGE DISPOSAL FACILITIES. Sanitation and sewage disposal facilities shall be provided in accordance with Ordinance No. 185 as well as Mid-Centre Authority regulations as well as such other ordinances or regulations as may from time to time be adopted.

SECTION NINE: GARBAGE RECEPTACLES. Receptacles for garbage and rubbish shall be of suitable materials and constructed so as to permit proper handling by sanitation employees and to prevent the accumulation of flies or the disbursement of noxious odors. Garbage

cans shall be located not further than 150 feet from any mobile home space and shall be kept in a sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage can shall not overflow. Furthermore, the mobile home park owner shall comply with borough nuisance ordinances, Ordinance No. 201 and Solid Waste Disposal Ordinance No. 105.

SECTION TEN: SUPERVISION. The permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable with the permittee, for the violation of any provision of this Ordinance to which the permittee is subject.

SECTION ELEVEN: REVOCAION OF PERMIT. The borough may revoke any permit to maintain and operate a mobile home park when the permittee has been found guilty by a court of competent jurisdiction of violating any provision of this Ordinance. After such conviction the permittee may reapply for a permit provided the circumstances leading to the conviction have been remedied and the park is maintained and operated in full compliance with the law.

SECTION TWELVE: POSTING OF PERMIT. The permit shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

SECTION THIRTEEN: SEVERABILITY OF PROVISIONS. Should any section or provision of this Ordinance be declared invalid, such

decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION FOURTEEN: PENALTY. Any person violating this Ordinance shall be fined not less than One Hundred (\$100.00) Dollars nor more than Three Hundred (\$300.00) Dollars for each offense; provided, further, that each day's continuance of a violation of this Ordinance shall constitute a separate offense.

ENACTED AND ORDAINED this 5<sup>th</sup> day of December, 1983.

MILESBERG BOROUGH COUNCIL

ATTEST:

Sally M Knapp  
Secretary

BY: Donald E. Bellitt  
President

Robert F. Oak  
Mayor