

ORDINANCE NO. 350

AN ORDINANCE OF THE BOROUGH OF MILESBERG, CENTRE COUNTY, PENNSYLVANIA, REGULATING THE PLACING AND KEEPING OF MOBILE HOMES WITHIN EXISTING MOBILE HOME PARKS AND MANUFACTURED HOMES WITHIN MANUFACTURED HOME PARKS AUTHORIZED BY THIS ORDINANCE, PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEES THEREFOR, 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: DEFINITIONS. As used in this Ordinance, the following terms shall have the following meaning:

(A) Manufactured Home: A structure, transportable in one or more sections, which in the traveling mode is 8 body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or more in length, or, when erected on site, is 320 square feet (30 m²) or more, and which is built on a permanent chassis and designed to be used as a *dwelling* with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the

manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For mobile homes built prior to January 15, 1976, a *label* certifying compliance to the Standard for Mobile Homes, NFPA 501, in effect at the time of manufacture is required. For the purpose of these provisions, a mobile home shall be considered a *manufactured home*.

(B) Mobile Home: A mobile home as defined in the Pennsylvania Vehicle Code, 75 Pa.C.S.A. §102 as a trailer designed and used exclusively for living quarters or commercial purposes which exceeds the maximum size limitations prescribed by Pennsylvania law for operation on a highway and is only incidentally operated on a highway. The term does not include motor homes or travel trailers.

(C) Manufactured Home Park: A parcel or contiguous parcels of land under single or joint ownership which has been planned and approved for the placement of manufactured homes, consisting of two or more manufactured home lots.

(D) Mobile Home Park: A parcel or contiguous parcels of land under single or joint ownership which has

been approved for the placement of mobile homes, consisting of two or more mobile home lots, prior to the effective date of this Ordinance.

(E) 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 either temporary or permanent occupancy as a dwelling or sleeping place for one or more persons.

(F) Manufactured Home Space: A single plot or two contiguous plots of ground within a manufactured home park designed for accommodation of one manufactured home of single or double width. When the word "space" is used it refers to that plot of ground upon which one manufactured home is located.

(G) 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 manufactured home parks or mobile home parks either by the Commonwealth of Pennsylvania, the County or the borough.

(H) Travel Trailer: A portable vehicular structure designed to be towed by a motor vehicle, built on a chassis and designated for travel, recreation, and temporary occupancy.

SECTION TWO: PERMITS.

(A) It shall be unlawful for any person to construct, maintain or operate any manufactured home park unless such person shall first obtain a permit therefore.

(B) Notwithstanding the provisions of subpart (A), the maintenance or operation of a mobile home park in existence on the effective date of this Ordinance may be continued so long as: (1) the existing mobile home lot layout is maintained; and (2) any mobile home units are not replaced with a unit of increased dimension.

(C) Any owner of a mobile home park in existence on the effective date of this ordinance, may apply for a manufactured home park permit at one-half of the initial permit fee as established in Section 3.

SECTION THREE: FEES.

The initial permit fee for each manufactured home park shall be as determined by the Borough Council through resolution establishing fees for permit application, review and approval, as adopted from time-to-time.

SECTION FOUR: APPLICATION FOR PERMIT.

(A) Application for Initial Permit: Application for an initial manufactured 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 manufactured home park.
- (3) A complete plan of the park in conformity with the requirements of Section Six of this Ordinance.
- (4) Plans or specifications of all buildings, improvements and facilities constructed or to be constructed within the manufactured 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. Manufactured home parks may be located within the Borough of Milesburg as a conditional use in the R-2 Medium Density Residential District. Where any boundary of a park directly abuts property of others which is improved with a permanent residential 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 manufactured home park owner.

SECTION SIX: MANUFACTURED HOME PARK PLAN. The manufactured 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 manufactured 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) Manufactured homes shall be so located on each space that there shall be at least 25-foot clearance between manufactured 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 manufactured home shall be located closer than 20 feet

to any building within the park. No manufactured 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 manufactured home shall be located closer to any public street, sidewalk or highway right of way than 20 feet.

(D) All manufactured 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 manufactured 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) Manufactured homes of single or double width shall be permitted within the manufactured home parks.

(H) An electrical outlet supplying a minimum of 110-115/220-250 volts, 100 amps shall be provided for each manufactured 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 manufactured 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 manufactured 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 manufactured 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 manufactured home park owner shall comply with borough nuisance ordinances, Ordinance No. 201 and Solid Waste Disposal Ordinance No. 185.

SECTION TEN: SUPERVISION. The permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the manufactured 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 manufactured 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 that those 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 manufactured 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.

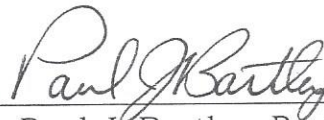
SECTION FIFTEEN: REPEALER. The provisions of the Milesburg Borough Mobile Home Parks Ordinance (Ordinance No. 206-A) enacted on December 5, 1983, are hereby repealed in their entirety.

ENACTED AND ORDAINED this 9th day of November, 2015.

MILESBURG BOROUGH COUNCIL

ATTEST:

BY:



Paul J. Bartley, President



Paula J. Hall, Manager/Sec.-Treas.



Ethel L. Kellerman, Mayor