

Township of Forward
Butler County
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CHAPTER 14
CODE OF ORDINANCES
MOBILE HOME PARKS
ORDINANCE

June 20, 2006

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ORDINANCE NO. 2006-3

AN ORDINANCE OF THE TOWNSHIP OF FORWARD, BUTLER COUNTY, PENNSYLVANIA, AMENDING AND SUPERSEDING CHAPTER 14 OF THE CODE OF ORDINANCE OF THE TOWNSHIP OF FORWARD BY REVISING THE REGULATIONS CONCERNING MOBILE HOME PARKS.

WHEREAS, the Township of Forward is empowered by the Second Class Township Code to provide for the health, safety and welfare of the residents of the Township; and

WHEREAS, mobile home parks constitute a valid subject of regulation for the Township because of the necessity to provide for space, air, water and sewer facilities for the residents thereof.

NOW, THEREFORE, be it ordained and enacted and it is hereby ordained and enacted by the Township of Forward, Butler County, Pennsylvania, as follows:

SECTION 1: Chapter 14 of the Code of Ordinances of the Township of Forward, Butler County, Pennsylvania, is hereby amended and superseded in its entirety, as referenced specifically in Chapter 14, Code of Ordinances, Mobile Home Parks Ordinance, dated June 20, 2006:

CHAPTER 14
MOBILE HOME PARKS
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SECTION 1: Chapter 14 of the Code of Ordinances of the Township of Forward is hereby amended and superseded to read as follows:

§101. Definitions. As used in this Chapter, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

LICENSE — the written approval as issued by the Board of Supervisors, authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Chapter.

MOBILE HOME — a single—family dwelling which is designed after assembly and fabrication, for transportation, on streets and highways on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing, and sanitary facilities as immobile housing.

MOBILE HOME PARK — any plot of ground which is leased or rented, and upon which three (3) or more mobile homes, occupied for dwelling or sleeping purposes, are located.

MOBILE HOME SPACE — a plot of ground within a mobile home park, designated for the accommodation of one mobile home and leased or rented for that purpose.

OWNER — any individual, firm, trust, partnership, corporation, company, association, or other legal entity which rents or leases spaces in a mobile home park.

SERVICE BUILDING — a structure which contains operational, office, recreational, sanitary, maintenance, or other facilities built for the use of the mobile home park residents or owner.

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

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

TOWNSHIP — Forward Township, Butler County, Pennsylvania.

WATER CONNECTION — all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE — that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point on each mobile home lot.

WATER SERVICE PIPE — all pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

§102. License; Sale of Mobile Home Space.

1. No person, firm or corporation proposing to open, rearrange or expand a mobile home park in Forward Township shall proceed with any construction work in the mobile home park until they have obtained from the Forward Township Planning Commission, Forward Township Board of Supervisors, and the Butler County Planning Commission a written approval of the Final Plan for the mobile home park,
2. License Required — It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the Township of Forward unless he holds a license issued by the Board of Supervisors in the name of such person for the specific maintenance, construction, alteration, or extension proposed. The municipal license shall be conspicuously posted in the office or on the premises of the mobile home park at all times and shall be valid for a period of one calendar year.
3. Application to Township — The applicant shall also submit an application to the Board of Supervisors using a form furnished by the Board of Supervisors for a license to operate a mobile home park in the Township of Forward.
4. License Renewal — The license shall be renewed by the Board of Supervisors upon furnishing of proof by the applicant that his park continues to meet the standards prescribed by this Chapter.
5. Inspection of Mobile Home Parks — A representative of the Board of Supervisors may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Ordinance.
6. Compliance of Existing Mobile Home Parks —
 - A. Mobile home parks in existence at the date of adoption of this Ordinance may be continued so long as they otherwise remain lawful.
 - B. Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of the Township subdivision ordinance.
 - C. Any existing mobile home park which in the opinion of the Board of Supervisors creates a safety hazard shall be required to comply with this Chapter within a reasonable period of time as determined by the Board of Supervisors.
7. Individual Mobile Homes — Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home park license; however, they shall be required to obtain building permits as prescribed by the Township ordinances. Individual mobile homes shall comply with all other applicable municipal ordinances and regulations governing single—family homes.

8. Inspection; Revocation of License — Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this Chapter, or of any regulations adopted pursuant thereto, the Board of Supervisors shall give notice in writing in accordance with the provisions of this Ordinance 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, the Board of Supervisors shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued.

§ 103. Fees All fees shall be set by the Board of Supervisors pursuant to resolution.

§104. Application for License. Application for the mobile home park license shall be filed in triplicate with the Board of Supervisors. The application shall be in writing, signed by the owner and shall include the following:

1. Name and address of the owner;
2. Location and legal description of the mobile home park;
3. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park; and
4. Such further information as may be requested by the various municipal agencies to enable them to determine if the proposed park will comply with legal requirements.

§105. Refuse Disposal. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, no rodent harborage, insect breeding areas, accident or fire hazards, or air pollution and shall comply with the Township regulations governing mobile home parks and/or applicable to the general community.

§106. Insect and Rodent Infestations. Grounds, buildings and structures shall be maintained free of insects and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Township regulations applicable to the community in general.

§107. Natural Gas and Oil Service.

1. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with gas supplier requirements.

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.

3. Liquefied petroleum gas systems provided for mobile homes, service buildings or other structures when installed shall be maintained in conformity with the rules and regulations of the Commonwealth of Pennsylvania, Township of Forward or any other authority having jurisdiction, and shall include the following:

- A. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- B. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
- C. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in homes.
- D. Vessels of not more than one hundred (100) U.S. gallons gross capacity may be installed on a mobile home lot and shall be securely but, not permanently fastened to prevent accidental overturning. Propane tanks shall be installed above ground, shall be enclosed and shall not be connected to any mobile home except for the fuel feed line. The enclosure shall be in accordance with Pennsylvania Department of Environmental Protection requirements.
- E. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure.

4. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction and the Commonwealth of Pennsylvania, Pennsylvania Department of Environmental Protection and the Township of Forward.

5. All piping from outside fuel, storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place, shall have shut-off valves located within five inches (5") of storage tanks, shall be not less than five feet (5') from any mobile home exit, and where located in areas adjacent to vehicle traffic shall be protected against collision or physical damage.

§108. Fire Prevention.

1. The mobile home park area shall be subject to the rules and regulations of Forward Township pertaining to fire prevention, and shall permit fire prevention personnel and vehicles to enter onto the mobile home premises in case of fire and the residents of such mobile home parks shall obey lawful orders of any fireman or fire police or Township policeman in the performance of their duties.
2. Mobile home park areas shall be kept free of litter, rubbish and any accumulation of inflammable materials.
3. Portable fire extinguishers of a type approved by the Fire Prevention Authority or Township Fire Inspector shall be kept in public service and maintenance buildings under park control.
4. Fire hydrants shall be installed in accordance with the following requirements where water service is available:
 - A. The water supply source shall permit the operation of a minimum of two (2) one and one-half inch (1½”) hose streams.
 - B. Each of two nozzles, held four feet (4’) above the ground, shall deliver at least seventy-five (75) gallons per minute of water at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.
 - C. Fire hydrants shall be located within five hundred feet (500’) of any mobile home, service building or other structure in the park.

§109. Responsibilities of Park Management.

Responsibilities of the management of the mobile home park shall be as follows:

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Chapter and any regulations of the Pennsylvania Department of Environmental Protection, and shall provide adequate supervision 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 Health Officer, Fire Inspector, Building Inspector, or any person designated by the Township Supervisors, free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

4. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

5. The management shall notify the local Pennsylvania Department of Environmental Protection office immediately of any evidence of communicable diseases or contagious diseases within the park.

§110. Notice of Violation.

Whenever, in the opinion of the Fire Inspector, Health Officer, Zoning Officer, Building Inspector or any other person authorized by the Township to perform inspections for health and safety within the Township of Forward, it is determined that provisions of this Chapter are being violated within any mobile home park within the Township or any condition dangerous to health or safety or designed to endanger any persons or property for any reason, and which condition is a violation of any Township, State or County regulation, statute or ordinance; a notice in writing shall be given to the owner or named person to whom a permit to operate a mobile home park within the Township has been issued, setting forth the nature of the violation, which provisions of local ordinance is violated and a direction to the owner or permit holder to correct the condition within not less than five (5) nor more than thirty (30) days from date of service of notice. Such notice shall be sent by certified mail to the address listed in any license application and failure of notice due to inaccurate or incorrect address shall be the responsibility of the owner or permit holder and procedure under this Part f or enforcement shall not be prevented or delayed due to failure of notice wherein this Part is complied with in issuing such notice. Where, in the opinion, of the Health Officer, Zoning Officer, Fire Inspector, or other official, such violative condition cannot be corrected within thirty (30) days from date of notice, additional time may be granted to comply with this Chapter. Such additional extension of time may be accompanied by requiring posting of bond in amount to be determined by the Township, with sufficient surety, to ensure such performance of corrective measures.

Any person aggrieved by the provisions of this Chapter may use such remedies and appeals as are now provided by law.

§111. Permit to Remove Mobile Homes.

No mobile home, whether single on-lot installation or mobile home park installation shall be removed from the Township of Forward without first obtaining a permit from the local tax Collector charged with the collection of Township real estate taxes. Such a permit for removal will be issued upon payment of a fee as established by resolution of the Board of Supervisors and payment of all Township real estate taxes.

§112. Penalties.


Any person who violates any provision of this Chapter shall be guilty of a summary offense, and upon conviction thereof, shall be required to pay a penalty for the use of Forward Township in a sum not less than fifty dollars (\$50.00) nor more than three hundred dollars (\$300.00), and/or to imprisonment for a period of not more than ninety (90) days.

SECTION 2: This Ordinance is intended to supplement and be a continuation of prior regulations not as a repeal thereof.

SECTION 3: This Ordinance shall be effective in five (5) days.

Ordained and enacted this 20th day of June, 2006.

TOWNSHIP OF FORWARD

By: 
Chairman

ATTEST:


Secretary