

**CHAPTER 14**

**MOBILE HOMES AND MOBILE HOME PARKS**

**PART 1**

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**PART 1**

**PERMITS, LICENSES, STANDARDS**

**§14-101. Definitions.**

**AUTHORIZED AUTHORITY OR REPRESENTATIVE** — the person duly authorized to act and represent the Township of Richland in the carrying out of this Part.

**HEALTH AUTHORITY** — the duly authorized representative of Richland Township, the Allegheny County Health Department or the Pennsylvania Department of Environmental Resources. [Ord. 278]

**LICENSE** — written approvals, in whatever form, issued by the authorized authority allowing a person or firm to operate and maintain a mobile home park and/or mobile home or trailers.

**MOBILEHOME PARK** — a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes. [Ord. 278]

**MOBILE HOME SALES COMPLEX** — a parcel of land devoted to the display, storage and sales of any mobile home, trailer and camper.

**MOBILEHOME LOT** — a parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome. [Ord. 278]

**MOBILEHOME** — a transportable, single family dwelling intended for permanent occupancy, contained in one unit or in two or more 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. [Ord. 278]

**PERMIT** — same as “License.”

**PERSON or FIRM** — an individual, firm, partnership, association or corporation that secures the legal right to own and operate facilities to accommodate mobile homes within the scope and provisions of this Part.

**SERVICE BUILDING** — a structure housing additional facilities such as an office, maintenance, recreation or other facilities as may be necessary or required.

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

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WATER CONNECTION — all pipes, fittings, valves, and appurtenances for the supply of sanitary and potable water that includes the necessary water pipe riser extending vertically above ground elevation and terminates with a permanent connection with the mobile home distribution system.

(Ord. 66, 2/18/1969, §1; as amended by Ord. 278, 9/18/1991)

### §14-102. Permits.

1. It shall be unlawful for any-person to maintain, construct, alter or extend any mobile home park within the limits of Richland Township, unless he holds a current and valid permit issued under and in compliance with the regulations covered under this Part.
2. It shall be unlawful for a person to park any mobile home, commercial or family-type trailer, or camper on any streets, highway or other public or private parcel of land in Richland Township for a period longer than 24 hours without securing a valid permit from the authorized authorities of the Township, except in C1, C2, C3, RM and M Zoning Districts, or where a commercial or industrial enterprise exists and operates as a nonconforming use, or where a valid and limiting time extension is granted, or as otherwise provided in §104 of this Part.
3. No trailer, mobile home or commercial type trailer shall be parked, used or occupied and used for commercial purposes or living quarters on any privately owned tract of ground within this Township except:
  - A. A duly licensed mobile home park.
  - B. A construction trailer may be used as an office or for material and equipment storage, but this use shall be limited to a six-month period, unless an extension is granted.
4. No person shall park, store or occupy any trailer or mobile home on the premises of any dwelling or building or any parcel of vacant land, except:
  - A. Within the confines of an approved and licensed mobile home park.
  - B. One unoccupied trailer or camper may be parked in a private garage or at the side or rear of a private residence in Zoning Districts R2, R3 and RS only.
  - C. For emergency living quarters for a period of time not to exceed 30 days.
5. It shall be unlawful for any person to establish, maintain, conduct or operate any present or future mobile home park or trailer sales complex within the limits of Richland Township, unless said operation complies with the Township of Richland

Zoning Ordinance [Chapter 27] and the operator has obtained a current license from the Township to operate said enterprise. This license shall be in effect for the calendar year or part thereof and shall terminate on the 31st day of December of each calendar year. [Ord. 278]

6. All applicants for permits to operate a mobile home park shall pay a fee, in an amount as established from time to time by resolution, for each mobile home within the applicant's mobile home park. Such fee shall be paid to Richland Township at the time the application is filed for the license. The Township Building Inspector shall inspect every mobile home park located within the Township at least twice each year to make certain that each mobile home park operator is complying with all of the terms and conditions of the Township Zoning Ordinance [Chapter 27]. [Ord. 278]
7. Upon placement of a mobile home or trailer on a mobile home stand or lot, and within a predetermined location of a duly licensed mobile home park or temporary facility, an inspection shall be made by the Township Building Inspector to ascertain and approve that all health and safety regulations have been complied with. A fee, in an amount as established from time to time by resolution, will be charged for this initial inspection and approval. If a mobile home is relocated from one location to another within the same mobile home park, another inspection and approval shall be required and a fee, as established from time to time by resolution, will be charged for this additional inspection. If any additional inspections are required because of noncompliances by the same mobile home, an additional fee, in an amount as established from time to time by resolution, will be charged for each inspection. [Ord. 278]
8. The license or permit as issued by Richland Township for the particular mobile home park shall be conspicuously displayed at all times in a protected enclosure.
9. Whenever, upon inspection of any mobile home park or individual mobile home stand, it is determined that conditions or practices exist which are in violation of any provision of this Part or of any regulations adopted pursuant hereto, the Township Building Inspector shall give notice in writing to the person to whom the certificate was issued, with a copy to the Township Supervisors, advising that unless such conditions or practices are corrected within such reasonable period of time specified by the Building Inspector, the license shall be suspended. It shall be the responsibility of the mobile home park owner to correct any deficiencies or violations found after a permit or license has been issued. At the end of such period, provided the deficiencies or violations have been corrected, such mobile home park shall be reinstated; but, if the conditions or violations have not been corrected, the Building Inspector shall suspend the license and give notice in writing of such suspension to the person to whom the certificate was issued.

(Ord. 66, 2/18/1969, §2; as amended by Ord. 81, 4/17/1973, and by Ord. 278, 9/18/1991)

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### **§14-103. Application for License.**

1. Application for a license to operate a mobile home park thereof shall be made to the Zoning Officer of the Township of Richland in duplicate on a form to be furnished by the Township. Such application shall contain the following information: the name and address of the person desiring to engage in such business; the address or location of the premises; and such other information as may be required by the Township. [Ord. 278]
2. Each application shall be accompanied by two copies of a plot plan of the trailer (mobile home) park prepared by a licensed engineer and clearly showing the following:
  - A. The area to be used for mobile home park.
  - B. The area boundaries, dimensions, orientation in longitude and latitude, and all utility line locations.
  - C. The location, dimensions and slopes of all roadways, including entries and exits. D. Location and dimensions of mobile home stands or lots.
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  - E. Method, plan and location of sewage main trunk lines, laterals to individual home sites and method of sewage disposal.
  - F. Method and plan of trash and garbage collection and removal.
  - G. Plan of water supply and shut-offs.
  - H. Plan of electrical distribution, main and sub-disconnects and general site lighting.
  - I. Plan of natural gas distribution lines and shut-off valves.
  - J. Plan of drainage including storm sewers, catch basins, site and road drainage.
  - K. Location of fire hydrants.

(Ord. 66, 2/18/1969, 53; as amended by Ord. 278, 9/18/1991)

### **§14-104. Minimum Standards. [See Subdivision and Land Development, Chapter 22].**

1. Site and Stand Drainage. A mobile home park shall be adequately sloped and drained to eliminate hazardous winter freezing conditions or stagnant water pud-

ding. This shall apply to the mobile home stands, as well as all drives, roads and parking areas.

2. Road System. Shall comply as follows:
  - A. A safe and convenient vehicular access shall be provided from public streets and roads.
  - B. Roads with base materials shall be built in conformance with Township standards.
  - C. Main entrances or roads carrying two-way traffic shall be not less than 19 feet wide with widened radii at road intersections. Off-street parking areas for guests, one for every three stands, shall be paved, allowing approximately 200 square feet per automobile. No parking will be allowed along road systems unless specifically approved in writing by the Township Supervisors.
  - D. Dead-end streets shall provide for a turnaround with an outside diameter of 50 feet.
3. Individual Mobile Home Stands or Lots.
  - A. Each individual lot shall provide sufficient area to accommodate one mobile home with accompanying parking for one automobile. Minimum lot size shall be 5,000 square feet. Each mobile home site shall provide a minimum of 15 feet of trailer [mobile home] separation from end to end, side to side, and from other buildings.
  - B. Where an accessory structure, such as a patio roof, is extended from the mobile home, the fifteen-foot separation shall be maintained from the edge or side of the accessory structure to the nearest adjoining structure.
  - C. All mobile homes shall be located at least 25 feet from adjacent R1, R2, R3 or RS Zoning Districts, and when abutting public streets or roads the building line established for other buildings on the said street shall be maintained.
  - D. All mobile home parks located adjacent to R1, R2, R3, and RS Zoning Districts shall be required to provide screening such as fences, walls or natural growth to a minimum height of 6 1/2 feet along the property boundary lines.

(Ord. 66, 2/18/1969, §4)

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### **§14-105. Water Supply, Sewage and Refuse Disposal. [See Subdivision and Land Development, Chapter 22]**

1. Water Supply. Potable drinking water shall be supplied to each individual mobile home stand in sufficient quantities and pressure, by the mobile home park, so as not to cause any inconvenience from inadequate supply and within public health standards. Heated water will be the responsibility of each individual mobile home owner or occupant.
2. Sewage. All liquid waste [systems] from each mobile home shall be connected to a sewage disposal system adequate for such purposes and all connections shall be made within the minimum Township and Allegheny County health regulations so as to eliminate any leakage or seepage. The adequacy of an off-site sewage system will be the responsibility of others, but an on-site disposal system will be the responsibility of each mobile park owner.
3. It shall be mandatory that each individual mobile home unit be provided with its own sanitary facilities.
4. Refuse Disposal. Refuse and garbage collection shall be contracted for and provided by each mobile park owner. He shall provide 20-gallon cans, with lids, for trash and garbage and shall be responsible for sanitary conditions at all times. The owner and/or operator of each mobile home park shall dispose of this debris at his own expense, at regularly scheduled intervals not to exceed once per week.

(Ord. 66, 2/18/1969, §5)

### **§14-106. Maintenance, Operation and Occupancy of Park.**

1. A mobile home park operator or owner shall operate the park in compliance with this Part and regulations to be issued hereunder and shall provide adequate supervision to maintain the park and its facilities and equipment in good repair and in a clean, sanitary condition.
2. The park management shall notify park occupants of all applicable provisions of this Part and inform them of their duties and responsibilities.
3. The park management shall supervise the placement of each mobile home on its mobile home stand, which includes securing its stability and installing all utility connections. The Township Building Inspector shall be notified of each new installation for his inspection and approval.
4. The park management shall maintain a register containing the names of all occupants, the name and business address of the occupant's employer, and the license plate numbers of all occupants' automobiles. Such register shall be available to any authorized authority inspecting the mobile home park.

5. The park management shall notify the responsible Township authorities should the occupant of a stand refuse or ignore instructions given them to correct conditions that are in violation of this Part.
6. Should certain regulations and restrictions contained in this Part be more restrictive than are presently existent in an existing mobile home park, the regulations of this Part shall be enforced when a stand is vacated and prior to the occupancy of another party. However, should violations affecting public health and safety be evidenced, they shall be corrected immediately.
7. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of a mobile home park.
8. A mobile home shall not be occupied for dwelling purposes unless it is properly placed on an approved mobile home stand which is located within a duly licensed mobile home park and within an RM Zoning District.

(Ord. 66, 2/18/1969, §6)

#### **§14-107. Penalties.**

Any person who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine not exceeding \$500 and costs and, in default of payment thereof, shall be subject to imprisonment for a term not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(Ord. 66, 2/18/1969, §7; as amended by Ord. 135, 11/21/1978; by Ord. 278, 9/18/lggl; by Ord. 325, 7/3/1996; and by Ord. 336, 2/5/1997)

#### **§14-108. Appeals.**

The Zoning Officer shall, upon refusing to issue a trailer mobile home park license or a renewal thereof, or upon revoking or suspending any such license, notify the licensee in writing of the reasons therefore. In such case the licensee shall have the right to appeal to the Township Zoning Hearing Board provided he exercises such right by notifying the Township Zoning Hearing Board thereof in writing within 10 days from and after the date of notice to him from the Zoning Officer. Upon such appeal the Township Zoning Hearing Board shall consider all evidence presented to it both for and against the action of the Zoning Officer and shall make its decision thereafter.

(Ord. 66, 2/18/1969, §8)

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### **§14-109. Conflict of Ordinances.**

1. In any case where a provision of this Part is found to be in conflict with a provision of any other ordinance or code of the Township of Richland, existing on the effective date of this Part, the provision which establishes the higher standard for the promotion and protection of public health and safety shall prevail.
2. Where such ordinances are in conflict, a written judgment and notice shall be furnished to the Township Supervisors. If they concur with these findings, they shall declare and repeal the provisions found to be in conflict with this Part.
3. Should any section, subsection, paragraph, sentence, clause or phrase of this Part be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Part, which shall remain in full force and effect, and to this end the provisions of this Part are hereby declared to be severable.

(Ord. 66, 2/18/1969, §9)