

ARTICLE V
MOBILE HOME PARKS

History: Adopted by the Board of Supervisors of Center Township as Ordinance No. 2007-02-04, February 14, 2007, as amended by Ordinance No. 2008-06-02, June 11, 2008 and Ordinance No. 2010-11-05, November 10, 2010.

§7-501. Definitions

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this Article to have the meanings herein indicated:

- A. **BOARD:** The Board of Supervisors of Center Township.
- B. **MANUFACTURED HOUSING:** Any factory-built single-family structure, including mobile and modular homes, manufactured under the authority of the National Manufactured Home Construction and Safety Standards Act, is transportable in sections, or built on a permanent chassis and titled, and is used as a place of human habitation. (*Ord 2010-11-05, 11/10/10, §2*)
- C. **MOBILE HOME:** 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 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 2010-11-05, 11/10/10, §1*)
- D. **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. (*Ord 2010-11-05, 11/10/10, §1*)
- E. **MOBILE HOME PARK:** A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes. (*Ord 2010-11-05, 11/10/10, §1*)
- F. **MOBILE HOME PARK MANAGEMENT:** Any person or persons who own, operate, lease, manages or controls a mobile home park.
- G. **NET ACREAGE:** That land remaining on a parcel or tract following the subtraction of areas identified as rights-of-way, easements, stormwater management facilities and systems, and land classified as a wetland. (*Ord 2010-11-05, 11/10/10, §2*)

- H. **NET DENSITY:** The maximum number of dwelling units which can be built on a parcel or tract of land after subtracting land used for rights-of-way, easements, stormwater management facilities and systems, and land classified as a wetland, floodplain or in excess of twenty-five percent (25%) slope. (*Ord 2010-11-05, 11/10/10, §2*)
- I. **ZONING/CODE ENFORCEMENT OFFICER:** A person retained by the Township to enforce township ordinances (codes), with power to issue permits, and halt illegal construction.

§7-502. Operation

It shall be unlawful for any person or persons, who own, operate, lease, manage or control a mobile home park to operate such park in conflict with the requirements and provisions that follow:

- A. The mobile home park management shall operate the park in compliance with this section and all other applicable codes and ordinances, and shall maintain the park, its facilities and equipment in good repair and in clean and sanitary condition.
- B. The mobile home park management shall be responsible for maintaining all private infrastructure in the park, including but not limited to snow removal, storm water facilities, water distribution and sanitary sewer collection.
- C. The mobile home park management shall supervise and be responsible for the placement of each mobile home on its lot, including all utility connections. No mobile home shall be placed except on an approved lot.
- D. Mobile Home Park Permits issued by the township shall be valid for a one (1) year period, and shall be renewed annually upon application by the mobile home park management. Permit renewal is contingent upon compliance with all applicable regulations.
- E. Securing zoning/building permits as required by township codes and the Uniform Construction Code are the responsibility of park management.
- F. The mobile home park management shall maintain a Mobile Home Park Register containing the following:
 - 1. Mobile home lot number.
 - 2. Mobile home owner's name, owner's physical address, owner's mailing address and owner's phone number.

3. All mobile home occupant(s) name(s), all occupant(s) physical address(es), all occupant(s) mailing address(es) and all occupant(s) phone number(s).

A copy of such register must be available to the Zoning/Code Enforcement Officer during reasonable hours and included with the annual permit renewal application.

- G. Each annual renewal application shall be accompanied by an application fee as is established by Resolution of the Board of Supervisors. Completed mobile home park renewal applications shall be submitted to the Center Township Secretary along with applicable fees and Mobile Home Park Register before June 30th of each year.
- H. All mobile home parks shall have an annual fire/safety inspection approved by the Zoning/Code Enforcement Officer before an annual permit can be issued. The Township Zoning/Code Enforcement Officer may require outside consultants for special circumstances at facility owner's expense. Scheduling this inspection before annual license expiration is the responsibility of the mobile home park management.
- I. The Township Zoning/Code Enforcement Officer and/or appointed representative(s) shall not be denied access to any mobile home park at reasonable hours.
- J. No mobile home may be removed, either to another location in the township or from the township, without the mobile home park management first obtaining a "no lien" letter from the township.

§7-503. Violations and Penalties

Any person(s) who shall violate any of the provisions of this Article shall upon conviction thereof, by summary proceeding be sentenced to pay a fine of not more than five hundred dollars (\$500) and the cost of prosecution, provided that each day's violation of any of the provisions of this Article shall constitute a separate offense. In addition to the remedies provided herein, any continued violations of this Article which shall constitute a nuisance in fact or which shall in the opinion of the Board constitute a nuisance may be abated by proceedings against the violator on a court of equity for relief.