

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.

§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. **MOBILE HOME:** A Manufactured Home that is titled by the Department of Motor Vehicles as a "Mobile Home" (MH) and is transportable in one (1), or maximum two (2) sections designed to be joined into one (1) integral unit, capable of again being separated for repeat towing. In the traveling mode, each unit section shall be between 11'10" and 16' in width, and a minimum of 400 sq ft in area. Each unit shall be built on a permanent chassis that is not removed at time of set-up. Installed unit is designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating/cooling, and electrical systems contained therein. The unit(s) arrive at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and shall be constructed for installation on a pier type foundation. (*Ord 2008-06-02, 06/11/08, §1*)
- C. **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 one (1) mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.
- D. **MOBILE HOME PARK:** A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two (2) or more mobile home lots.
- E. **MOBILE HOME PARK MANAGEMENT:** Any person or persons who own, operate, lease, manages or controls a mobile home park.
- F. **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.