

## **Chapter 14**

### **Mobile Homes and Mobile Home Parks**

#### **Part 1**

#### **Mobile Homes and Mobile Home Parks**

|          |                                                   |
|----------|---------------------------------------------------|
| §14-101. | Definitions                                       |
| §14-102. | Permits                                           |
| §14-103. | Registration                                      |
| §14-104. | Inspection of Mobile Home Park                    |
| §14-105. | Environmental, Open Space and Access Requirements |
| §14-106. | Water Supply                                      |
| §14-107. | Sewage Disposal                                   |
| §14-108. | Electrical Requirements                           |
| §14-109. | Facilities                                        |
| §14-110. | Refuse                                            |
| §14-111. | Infestation                                       |
| §14-112. | Gas                                               |
| §14-113. | Fire Prevention                                   |
| §14-114. | Responsibility of Management                      |
| §14-115. | Inspections                                       |
| §14-116. | Single Mobile Home Development                    |
| §14-117. | Borough Real Estate Tax                           |
| §14-118. | Violation; Penalty                                |



**Part 1****Mobile Homes and Mobile Home Parks****§14-101. Definitions.**

*Health authority* - the legally designated health authority of Pennsylvania. (Pennsylvania Department of Health)

*License* - written approval, in whatever form, as issued by the Pennsylvania Department of Health, authorizing a person to operate and maintain a mobile home park.

*Mobile home* - a transportable, single-family dwelling, which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for nontransient residential purposes, and constructed with the same, or similar electrical, plumbing and sanitary facilities as immobile homes.

*Mobile home lot* - a parcel of land in a mobile home park constructed with the necessary utility connections, patio and other appurtenances necessary for the erection thereon of a single mobile home and the exclusive use of its occupants.

*Mobile home park* - a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

*Person* - any individual, firm, trust, partnership, public or private association or corporation, or other entity.

*Service or recreational building* - a structure housing operational, notice, recreational, park maintenance and, other facilities built to conform to required local standards.

*Sewer connection* - the sewer connection consists of 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* - the sewer riser pipe is that portion of the sewer lateral which extends vertical to the ground elevation and terminates at each mobile home space.

*Water connection* - the water connection consists of 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* - the water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated spot at each mobile home lot.

*Water service pipe* - the water service pipe consists of all pipes, fittings, valves and appurtenances from the water main of the park distributing system to the water outlet of the distribution system within the mobile home.

(Ord. 40, 5/5/1971, §I)

**§14-102. Permits.**

1. It shall be unlawful for any person to construct, operate, alter or extend any mobile home park within the limits of the Borough of Connoquenessing unless he holds

a valid' permit issued by the Pennsylvania Department of Health in the name of the owner of such mobile home park for the specific construction, operation, alteration or extension proposed, and also a permit issued by the Borough.

2. All applications for permits shall be made by the owner of the mobile home park or his authorized representative in accordance with Commonwealth of Pennsylvania, Department of Health regulations.

3. A copy of the Department of Health application shall be concurrently filed with the Borough of Connoquenessing's building inspector, and the applicant shall also submit an application to the building inspector for a permit to operate a mobile home park in the Borough of Connoquenessing.

4. Upon receipt of such application, the building inspector shall forthwith inspect the applicant's proposed park to determine compliance with the provisions of this Part. After favorable determination and upon being furnished a copy of the permit issued by the Pennsylvania Department of Health to the applicant, said officer shall issue a mobile home park permit to applicant which shall be valid for a period of 1 year.

5. Renewal permits for a like period shall be issued by said officer upon receipt of proof by applicant that his park continues to meet the standards of Pennsylvania Department of Health and this Part.

6. Each application for a new or renewal permit hereunder shall be accompanied by payment of inspection fee in the amount of \$50. In the event that the building inspector is required to perform additional or unusual service in determining said application, the cost of such additional service shall be levied by the applicant. Such charges shall be levied whether or not the application is approved.

7. Mobile home parks in existence upon the effective date of this Part shall be required to meet only the standards of the Pennsylvania Department of Health as a prerequisite to the issuance of a permit, and all other minimum standards prescribed herein shall be applicable only to those parks which are constructed or expanded after the effective date.

(Ord. 40, 5/5/1971, §II)

#### **§14-103. Registration.**

1. It shall be unlawful for any person to operate any mobile home park within the limits of the Borough of Connoquenessing unless he holds a certificate of registration issued annually by the Pennsylvania Department of Health in the name of such person for the specific mobile home park. Proof of such registration shall be furnished the building inspector by no later than February 1 of each year or at the time of application for new or renewal of Borough permit to be issued hereunder.

2. Every person holding a permit for mobile home park shall send notice in writing to the Pennsylvania Department of Health and the Borough building inspector within 10 days after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. If the certificate of registration is transferred by the Pennsylvania Department of Health, proof of such transfer shall be furnished the Borough building inspector prior to transfer of any Borough permit or license issued hereunder to such new owner or assignee.

3. Whenever, upon inspection of any mobile home park, it is determined that

conditions or practices exist which violate any provision of this Part, any amendment thereto, or any regulation adopted pursuant thereto, the Borough shall give notice in writing, which notice may be served by certified mail, personal service on owner or authorized representative in charge of the premises, or in the event that service cannot be had by either specified manner, then by posting such notice in a conspicuous place upon the premises. Such notice shall advise person to whom permit and license are issued to operate such mobile home park of the nature of the violation, the Borough ordinance section and number which are being violated, the penalty for such violation and a reasonable time to correct the conditions, not to be less than 5 nor more than 30 days. Failure to comply with such notice shall result in immediate revocation of license to operate in the Borough of Connoquenessing and the building inspector is hereby authorized to close down, terminate and issue cease and desist order to any mobile home park which fails to obey notice of violation given hereunder.

4. In the event that any mobile home park fails to comply with lawful notice as herein provided and fails to correct any violative condition after notice, the right to operate within the Borough may be suspended or revoked and the Borough may require the posting of bond by owners of such mobile home in amount to be determined by the Borough to ensure the compliance of any violating permit holder with the regulations of the Borough or any other governmental body, and may require sufficient surety to secure any such bond.

(Ord. 40, 5/5/1971, §III)

#### **§14-104. Inspection of Mobile Home Park.**

1. An authorized representative of the Borough of Connoquenessing may inspect any mobile home park at reasonable intervals, and at reasonable, times, to determine compliance with the terms of this Part.

2. The Borough building inspector is hereby designated as the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Borough Council.

3. The building inspector may, in his discretion, give notice for violations of this Part and issue notice thereof, without express authority from the Borough Council in each instance.

(Ord. 40, 5/5/1971, §IV)

#### **§14-105. Environmental, Open Space and Access Requirements.**

1. A mobile home park shall have a gross area of at least 5 contiguous acres of land.

2. The location of all mobile home parks shall comply with the following minimum requirements:

A. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.

B. Not subject to flooding.

C. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.

3. *Site Drainage Requirements.*

A. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.

B. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Health.

C. Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home park.

4. *Soil and Ground Cover Requirements.*

A. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

B. Park grounds at all times shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects or other pests harmful to man.

5. *Park Areas for Nonresidential Uses.*

A. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents use and for the management and maintenance of the park.

B. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

6. *Required Setbacks, Buffer Strips and Screening.*

A. All mobile homes shall be located at least 20 feet from any park property boundary line abutting upon a public street or highway and at least 15 feet from the boundary line of the lot upon which the mobile home is situate.

B. There shall be a minimum distance of 15 feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street or common areas and structures.

C. All mobile home parks located adjacent to industrial or commercial land uses shall be required to provide screening so as to flock out view of such areas. Such screening may be of fencing or of natural growth or a combination of fences and natural growth. All such screening shall be of a minimum height of 6 feet and shall be placed on the property boundary line separating the park and such adjacent nonresidential uses.

7. *Erection and Placement of Mobile Homes.*

A. Mobile homes shall be separated from each other and from other buildings and structures by at least 15 feet on all sides.

B. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

8. *Park Street System.*

A. A safe and convenient vehicular access shall be provided from abutting public streets and roads.

B. The entrance road, or area connecting the park with a public street or road shall have a minimum pavement width of 34 feet.

C. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

(1) Where parking is permitted on both sides of the street, a minimum width of 40 feet will be required.

(2) A minimum road pavement width of 35 feet will be required where parking is limited to one side.

(3) Dead end streets shall be provided at the closed end with a turn around having an outside roadway diameter of at least 75 feet.

D. All parks shall be furnished with lighting unit so spaced and equipped with luminaries placed at such mounting heights, as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.

E. Street construction and design standards:

(1) *Preparation of Sub-grade.* All boulders, organic material, soft clay, spongy material and other objectionable material shall be removed and replaced with approved material. The sub-grade shall be properly shaped, each 5-inch layer rolled and each 5-inch layer uniformly compacted to conform with the accepted cross section and grades.

(2) *Construction of Base.* ½- to ¾-inch of choker dust shall be spread over entire cartway. Base is to be 6-inch screened limestone or slag conforming to State Department of Highways specifications placed by truck. No. 4A stone is to be used and no sandstone or gravel is authorized. Base is to be placed in one 6-inch course and rolled with three wheel minimum 10-ton roller. Base is to be shaped to desired cross-section and all excessive loose material removed. Greater base may be required where circumstances necessitate.

After the coarse aggregate has been thoroughly choked and set by the rolling above described, choker stone in an amount that will completely fill the voids shall be applied gradually over the surface and rolling shall be continued while the choker stone is being spread so that the jarring effect of the roller will cause the small stone to settle into the voids of the coarse aggregate. Surface will then be swept.

Base is to be approved by the Borough Council or the Borough Engineer before placing wearing course. Weight slips shall be shown to the Borough Council or Borough Engineer to show the amount of stone used.

(3) *Construction of Wearing Course.* The entire cartway shall be covered with a tack coat of MC-1 asphalt or with its equivalent approximately .35 gallon per square yard. The wearing course shall be constructed according to Pennsylvania Department of Highways specifications for a CP 2 top, with RC 5 asphalt, or its equivalent.

(4) Within 100 feet of an intersection, street shall be approximately right or 90° angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point are prohibited.

(5) A plan of the streets, showing grade and intersections shall be

provided to the Borough with the application for permit to operate any area under Borough ordinance as a mobile home park.

(6) Above standards may be of approved equal construction.

9. *Off Street Parking Areas.*

A. Off street parking areas shall be provided in all mobile home parks for the use of park occupants and guests.

B. Required car parking spaces shall be located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that is intended to be served and shall consist of one space for each mobile home.

10. *Walks.*

A. All parks shall provide safe, convenient, all season pedestrian walkways of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden and abrupt changes in alignment and gradient shall be prohibited.

B. Where pedestrian traffic is concentrated and a common walkway system is provided, such common walkway shall have a minimum width of 3½ feet.

C. All mobile home lots shall be connected to common walks or to streets or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 3½ feet.

11. *Construction of Mobile Home Lots.*

A. Mobile home lots within the park shall have a minimum lot size of 8,000 square feet, exclusive of the road right of way.

B. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, and in such a position as to allow a minimum of 20 feet between the mobile home and the right of way of the park street which serves the lot.

C. The area of the mobile home lot shall be improved to provide adequate foundation for the placement of the mobile home, in such a position to allow a minimum of 20 feet between the mobile home and the street right-of-way.

(Ord. 40, 5/5/1971, §V)

**§14-106. Water Supply.**

1. An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this Part. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water system is not available, the development of the private water supply system shall be approved by the Pennsylvania Department of Health or other authority having jurisdiction.

2. *Specifications.*

A. The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

B. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.

C. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

D. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Health.

3. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

4. *System Requirements.*

A. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.

B. The water piping system shall not be connected with nonpotable water or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.

C. The system shall be so designed and maintained so as to provide a pressure of not less than 20 pounds per square inch under normal operating conditions at service buildings and other locations requiring, potable water supply.

5. *Water Riser Pipes.*

A. Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

B. The water riser pipe shall have minimum inside diameter of ½ inch and terminate at least 4 inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.

C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drains shall be diverted from the location of the riser pipe.

D. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type of manufacture and the method of installation are approved by the Borough Engineer.

(Ord. 40, 5/5/1971, §VI)

**§14-107. Sewage Disposal.**

1. An adequate and safe sewerage system shall be provided in all parks for

conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with Pennsylvania Department of Health regulations and local Borough regulations.

2. *Individual Sewer Connections.*

A. Each mobile home lot shall be provided with at least a 3-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.

B. The sewer connection shall have a nominal inside diameter of not less than 3 inches, and the slope of any portion thereof shall be at least ¼-inch per foot. All joints shall be watertight.

C. All materials used for sewer connections shall be semirigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

D. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the site. Surface drainage shall be diverted away from the riser pipe. The rim of the riser pipe shall extend at least ½-inch above ground.

3. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system. All sewer lines shall be constructed of approved materials of the Pennsylvania Department of Health and shall have watertight joints.

4. Where the sewer lines of mobile home parks are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Health and the Borough Engineer prior to construction.

(Ord. 40, 5/5/1971, §VII)

**§14-108. Electrical Requirements.**

1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company specifications, (and local and state codes and ordinances). In the absence of local and State regulations, the National Electrical Code shall govern such installations.

2. Main power lines shall be located underground when feasible. All direct burial conductors or cable shall be buried at least 10 inches below the ground surface and shall be insulated and specifically designed for the purpose. Such conductors shall be located not less than 1 foot radial distance from water, sewer, gas or communications lines.

3. Each mobile home lot shall be provided with an approved disconnect device and overcurrent protective equipment. The minimum service per outlet shall be 120 .240 AC, 100 Amperes.

4. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductor or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

(Ord. 40, 5/5/1971, §VIII)

**§14-109. Facilities.**

1. No central toilet or washroom facilities may be constructed in any mobile home park and each mobile home so parked therein shall be equipped with toilet and washroom facilities which shall be attached to central sewage and water facilities as provided for each lot.

2. Central laundry facilities may be permitted and such facilities shall be maintained in clean condition free from accumulation of waste water, trash or any other noxious or offensive accumulation. Such facilities may be shielded from other buildings by fence or vegetation of sufficient height to bar view.

(Ord. 40, 5/5/1971, §IX)

**§14-110. Refuse.**

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 Pennsylvania Department of Health and Borough regulations governing mobile home parks and/or applicable to the general community.

(Ord. 40, 5/5/1971, §X)

**§14-111. Infestation.**

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 Pennsylvania Department of Health regulations governing mobile home parks and/or Borough regulations applicable to the community in general.

(Ord. 40, 5/5/1971, §XI)

**§14-112. Gas.**

1. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with accepted engineering practices.

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. Liquified 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, Pennsylvania Department of Health, Borough of Connoquenessing 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 liquified petroleum gas in liquid

form shall not be conveyed through piping equipment and systems in homes.

D. Vessels of more than 12 and less than 60 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.

E. No LPG vessel shall be stored or located outside 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 Health and the Borough of Connoquenessing.

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 5 inches of storage tanks, shall be not less than 5 feet from any mobile home exit and where located in areas adjacent to vehicle traffic shall be protected against collision or physical damage.

(Ord. 40, 5/5/1971, §XII)

#### **§14-113. Fire Prevention.**

1. The mobile home park area shall be subject to the rules and regulations of the Borough of Connoquenessing 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 Borough 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 Borough 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 1½-inch hose streams.

B. Each of two nozzles, held 4 feet above the ground, shall deliver at least 75 gallons per minute of water at a flowing pressure of at least 30 pounds per square inch at the highest point of the park.

C. Fire hydrants shall be located within 600 feet of any mobile home, service building or other structure in the park.

(Ord. 40, 5/5/1971, §XIII)

#### **§14-114. Responsibility of Management.**

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

A. The person to whom a license for a mobile home park issued shall operate the park in compliance with this Part and the regulations of the Pennsylvania

Department of Health and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

B. 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.

C. The park management shall give the health officer, fire inspector, building inspector or any person designated by the Borough Council, free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.

D. 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.

E. The management shall notify the local Pennsylvania Department of Health office immediately of any evidence of communicable disease or contagious diseases within the park.

(Ord. 40, 5/5/1971, §XIV)

#### **§14-115. Inspections.**

Whenever, in the opinion of the fire inspector, health officer, zoning officer, building inspector or any other person authorized by the Borough, to perform inspections for health and safety within the Borough of Connoquenessing, it is determined that provisions of this Part are being violated within any mobile home park within the Borough 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 Borough, 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 Borough has been issued, setting forth the nature of the violation, which provision of local ordinance is violated, and a direction to the owner or permit holder to correct the condition within not less than 5 nor more than 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 for 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 30 days from dated notice, additional time may be granted to comply with this Part. Such additional extension of time may be accompanied by requiring posting of bond in amount to be determined by the Borough, with sufficient surety, to ensure such performance of corrective measures.

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

(Ord. 40, 5/5/1971, §XV)

#### **§14-116. Single Mobile Home Development.**

1. No person shall occupy any mobile home in the Borough of Connoquenessing

for sleeping or living purposes except in a mobile home park issued a permit under this Part, unless such mobile home conforms to and complies with all plumbing, electrical, sanitary and building ordinances of the Borough applicable to conventional stationary dwellings, provided, however, where single on-lot mobile home installation complies with the following standards, the preceding standards will not be applicable.

A. No lot for erection of a single on-lot mobile home installation shall contain less than  $\frac{3}{4}$  acre unless there are available for use on such lot public water and public sewer service and the installation of the mobile home is attached thereto.

B. Where a mobile home is attached to public water and public sewer service, the minimum lot size shall be 11,250 square feet.

C. Any single on-lot mobile home to be installed shall have a minimum of 550 square footage of living space.

D. Any single on-lot mobile home shall meet the specifications for manufacture of mobile homes as set forth in United States Standards Institute Standards for Mobile Homes, USA Standard A 119.1-1969, NFPA No. 501B-1968, and subsequent modification and amendment to such standards.

E. Any single on-lot mobile home shall be installed as to conform with all front yard, side yard and rear yard set back lines applicable to immobile housing in the district or zone, if any, where installed. Otherwise, the mobile home shall be installed 35 feet from all property lines.

F. The building permit standards and requirements shall apply for any single on-lot mobile home in accordance with this Section.

2. No single on-lot mobile home shall be installed for occupancy and sleeping purposes or attached to any private water source or water system except in compliance with this Part.

(*Ord. 40, 5/5/1971, §XVI*)

#### **§14-117. Borough Real Estate Tax.**

No mobile home, whether single on-lot installation, or mobile home park installation shall be removed from the Borough of Connoquenessing without first obtaining a permit from the local tax collector charged with the collection of Borough real estate taxes. Such a permit for removal will be issued upon payment of fee of \$2.00 and payment of all Borough real estate taxes.

(*Ord. 40, 5/5/1971, §XVII*)

#### **§14-118. Violation; Penalty.**

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(*Ord. 40, 5/5/1971, §XVIII; as amended by Ord. 76, 12/29/2003*)