

ORDINANCE NO. 382

An Ordinance relating to and regulating mobile homes and mobile home parks in the Borough of Forest City, prescribing penalties for violation, and repealing a prior ordinance.

The Borough of Forest City ordains as follows:

Section 1. Definitions. As used in this ordinance, the following words and terms shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning:

1. Borough: the Borough of Forest City;
2. 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 housing;
3. 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 on the lot of a single mobile home, and the exclusive use of its occupants;
4. 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;
5. Person: An individual, firm, trust, partnership, public or private association or corporation, or other entity;
6. Recreational vehicle: A vehicle without motive power which may be towed on the public highways by a passenger automobile without a special hauling permit and which is designed for human occupancy under transient circumstances, such as camping, travel, or other recreation, sometimes variously known as a "travel-trailer" or a "camping trailer";
7. Service or recreational building: A structure housing operational, office, recreational, park maintenance, and other facilities built to conform to the borough's building code;
8. Sewer connection: All pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe;

9. Sewer riser pipe: That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space;

10. 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;

11. Water riser pipe: That portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot;

12. Water service pipe: 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.

Section 2. Permits.

1. Certificate of Registration and Permit Required. It shall be unlawful for any person to construct, alter or extend any mobile home park anywhere in the Borough unless he holds a valid certificate of registration from the Pennsylvania Department of Environmental Resources, and also the permit issued by the Borough under this section.

2. Application for Certificate of Registration. The application for the certificate of registration shall be made by the owner of the mobile home park or by his authorized representative to the Pennsylvania Department of Environmental Resources as required by the Rules and Regulations of that Department on Mobile Homes, Chapter 179, Section 179.11, as adopted September 18, 1971.

3. Application to the Borough. A copy of the Department of Environmental Resources application for registration shall be filed concurrently with the Building Inspector, and the applicant shall also submit to the Building Inspector on an official Borough form furnished by the Building Inspector, an application for a Borough permit to operate a mobile home park in the Borough. A timetable for the development of the mobile home park shall be included with the application.

4. Inspections; Issuance of Permit. Upon receipt of the application for the Borough permit, the Building Inspector shall

immediately examine the plans submitted by the applicant, and shall also inspect the proposed park, in order to ascertain whether there is compliance with the provisions of this ordinance. After the Building Inspector has ascertained that the proposed park is in compliance with the provisions of this ordinance, and upon being furnished by the applicant with a copy of the current certificate of registration as issued by the Department of Environmental Resources, the Building Inspector shall issue a mobile home park permit to the applicant. The permit shall be valid for a period of one (1) year.

5. Renewal Permits. The Building Inspector shall issue renewal permits for successive one (1) year periods after the permit holder shall furnish proof that his park continues to meet the standards prescribed by the Department of Environmental Resources and this ordinance.

6. Fee. Each application for a new or renewal permit shall be accompanied by an inspection fee of \$25. If the Building Inspector is required to perform additional or unusual service in order to ascertain whether the park is in compliance with the provisions of this ordinance, the cost of the additional service shall be borne by the applicant. Fees and charges provided for under this subsection shall be levied whether or not the application is approved.

7. Limited Applicability to Previously Established Parks. Mobile home parks in existence on July 3, 1972, the effective date of Ordinance 331, shall be required to meet only the standards of the Pennsylvania Department of Environmental Resources as a prerequisite to the issuance of a Borough permit, and all other standards prescribed in this ordinance shall be applicable only to those parks constructed or expanded after that date.

Section 3. Registration.

1. Department of Environmental Resources Certificate. It shall be unlawful for any person to operate a mobile home park anywhere in the Borough unless he holds a valid certificate of registration as issued annually by the Pennsylvania Department of Environmental Resources in the name of that person, for that specific mobile home park, and for the current year. Proof of

that registration shall be furnished to the Building Inspector by no later than February 1 of each year.

2. Transfer of Ownership. Every person who holds a certificate of registration and who sells, transfers, gives away or otherwise disposes of interest in or control of a mobile home park, shall report that fact to the Department of Environmental Resources within ten (10) days after that change of interest or control. The new owner of the park shall apply to the Department of Environmental Resources, as required by departmental regulations, for a certificate, and as soon as he receives the certificate, he shall report that fact to the Building Inspector.

3. Suspension. 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 ordinance, or of any regulations adopted pursuant thereto, the Building Inspector shall give notice in writing in accordance with Section 16.1 to the person to whom the certificate was issued, advising him that unless those conditions or practices are corrected within a reasonable period of time specified in the notice, the permit to operate in the Borough shall be suspended. At the end of that period, that mobile home park shall be inspected and, if those conditions or practices have not been corrected, and the permit holder has not requested a hearing as provided in Section 16.2, the Building Inspector shall suspend the license and give notice in writing of the suspension to the person to whom the certificate was issued.

Section 4. Inspection of Mobile Home Parks.

1. Authority to Inspect. A representative of the Borough may inspect any mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.

2. Inspector. The building inspector is designated as the person to make the inspections referred to in Subsection 1 of this section. At the discretion of Borough Council another inspector or additional inspectors may be authorized to make inspections or additional inspections.

3. Notice of Violations. The building inspector may, in his discretion, give notice of violations of this ordinance and

issue notice of violations without express authority from Borough Council in each instance.

Section 5. Park Construction Requirements.

1. Minimum Park Area: A mobile home park shall have a gross area of at least three (3) contiguous acres of land.

2. Site Location: 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 Environmental Resources.

(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 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 Non-residential Uses:

(a) No part of any park shall be used for non-residential purposes, except for those uses that are required for the direct servicing and well-being of park residents 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; however, this in no case permits the park to be used as a trailer sales agency.

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 10 feet from other park property boundary lines.

(b) There shall be a minimum distance of 10 feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas and structures.

(c) All mobile home parks located adjacent to industrial or commercial land uses may be required to provide screening such as fences, or natural growth along the property boundary line separating park and such adjacent non-residential use.

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. That enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

8. Park Street System:

(a) General Requirements: A safe and convenient vehicular access shall be provided from abutting public streets or roads.

(b) Access: The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement width of 34 feet.

(c) Internal Streets: Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in every case shall meet the following minimum requirements:

(1) Where parking is permitted on both sides, a minimum width of 34 feet will be required.

(2) A minimum road pavement width of 28 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 60 feet.

(d) Required Illumination of Park Street Systems: All parks shall be furnished with lighting units 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) Streets: All streets shall be surfaced in accordance with Borough specifications applicable to streets in conventional residential developments.

(2) Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than 8%. Short runs with a maximum grade of 15% may be permitted, provided traffic safety is assured by appropriate surfacing and adequate leveling areas.

(3) Intersections: Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

(4) A plan of the streets shall be provided with the application for the park permit.

9. Off-Street Parking Areas: Off-street parking for at least one motor vehicle shall be provided at each mobile home lot, and off-street parking areas for additional vehicles of park occupants and guests shall be provided where street rights-of-way are of insufficient width for those purposes.

10. Walks

(a) General Requirements: All parks may provide safe convenient, all-season pedestrian access 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 changes in alignment and gradient shall be avoided.

(b) Common Walk System: Where pedestrian traffic is concentrated, and a common walk system is provided, those common walks shall have a minimum width of three and one-half ($3\frac{1}{2}$) feet.

(c) Individual Walks: All mobile home lots shall be connected to common walks, or to streets, or to driveway or parking spaces connecting to a paved street. Those individual walks shall have a minimum width of two (2) feet.

11. Construction of Mobile Home Lots:

(a) Mobile home lots within the park shall have a gross area of not less than 4,000 square feet; if a portion of the park is designed for the transient accommodation of recreational vehicles, lots constructed for this purpose shall have an average gross area of not less than 800 square feet.

(b) The total number of lots in a park shall not exceed an average density of seven (7) per acre.

(c) Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home, and in such position as to allow a minimum of 10 feet between the mobile home and the right of way of the park street which serves the lot.

Section 6. Water Supply.

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

2. Source of Supply:

(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, or in any room or space above ground which is walled in or otherwise enclosed, unless those 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 Environmental Resources.

3. Water Storage Facilities: All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of those 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. Water Distribution System:

(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 non-potable 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 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. Individual Water-Riser Pipes and Connections:

(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 a minimum inside diameter of one-half ($\frac{1}{2}$) inch and terminate at least four (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 drainage 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 their method of installation are approved.

Section 7. Sewage Disposal.

1. General Requirements: 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. The system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Resources and local regulations.

2. Individual Sewer Connections:

(a) Each mobile home lot shall be provided with at least a three-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 three (3) inches, and the slope of any portion thereof shall be at least one-fourth ($\frac{1}{4}$) inch per foot. All joints shall be watertight.

(c) All materials used for sewer connections shall be semi-rigid, corrosion-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 lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half ($\frac{1}{2}$) inch above ground elevation.

3. Sewer Lines: 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 materials approved by the Pennsylvania Department of Environmental Resources, and shall have watertight joints.

4. Sewage Treatment and/or Discharge: Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources prior to construction.

Section 8. Electrical Distribution System.

1. General Requirements: 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's specifications regulating such systems.

2. Power Distribution Lines:

(a) All main power lines or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specifically designed for the purpose. Those conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.

3. Individual Electrical Connections:

(a) Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

4. Required Grounding: 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 conductors 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.

Section 9. Service Buildings and Other Community Service Facilities.

1. Applicability: The requirements of this section shall

apply to service buildings, recreation buildings and other community service facilities when constructed such as:

- (a) Management offices, repair shops and storage area;
- (b) Laundry facilities;
- (c) Indoor recreation areas;
- (d) Commercial uses supplying essential goods or services for the exclusive use of park occupants.

2. Structural Requirements for Buildings:

(a) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

(b) All rooms containing laundry facilities shall:

(1) Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, water-proof material or covered with moisture-resistant material.

(2) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10% of the floor area served by them.

(3) Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.

(c) Toilets shall be located in separate compartments equipped with self-closing doors.

Section 10. Refuse Handling.

1. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Resources regulations governing mobile home parks.

Section 11. Insect and Rodent Control.

1. Grounds, buildings and structures shall be maintained

free of insect 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 Environmental Resources regulations governing mobile home parks.

Section 12. Fuel Supply and Storage

1. Natural Gas System:

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

(b) 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.

2. Liquefied Petroleum Gas Systems:

(a) 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 authority having jurisdiction and shall include the following:

(1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

(2) Systems shall have at least one (1) accessible means for shutting off gas. That means shall be located outside the mobile home and shall be maintained in effective operating conditions.

(3) 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 mobile homes.

(4) Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.

(5) No LPG vessel shall be stored or located outside or beneath any storage cabinet, carport, mobile home or any other structure unless those installations are specially approved by the authority having jurisdiction.

3. Fuel Oil Supply Systems:

(a) 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 when provided.

(b) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.

(c) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.

(d) All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any mobile home exit.

(e) Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 13. Fire Protection.

1. Borough Regulations: The mobile home park area shall be subject to the Borough's fire prevention code.

2. Litter Control: Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

3. Fire Extinguishers: Portable fire extinguishers of a type approved by the fire prevention officer shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well-marked positions.

4. Fire Hydrants:

(a) Fire hydrants shall be installed if their water supply source is capable to serve them in accordance with the following requirements:

(1) The water supply source shall permit the operation of a minimum of two (2) one and one-half ($1\frac{1}{2}$) inch hose streams.

(2) Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least 75 gallons of water a minute at a flowing pressure of at least 30 pounds per square inch at the highest point of the park.

(b) Fire hydrants, if provided, shall be located within

600 feet of every mobile home, service building or other structure in the park and shall be installed in accordance with Borough specifications.

Section 14. Erection of Single Mobile Homes Outside Mobile Home Parks.

1. Installation Requirements: If a mobile home is erected and maintained as a single-family dwelling house outside a mobile home park, the following requirements shall be met:

(a) The tract upon which the mobile home is installed shall conform with the minimum lot size requirement of the district or zone where located, or if there is no such requirement, then the tract shall consist of at least 15,000 square feet, if public water and sewer are not available, or 8,000 square feet if those services are available at the lot.

(b) The mobile home shall be installed so as to conform with all front yard, side yard and rear yard setback lines applicable to immobile housing in that district or zone, if any. Otherwise, the mobile home shall be installed at least 15 feet from all property lines.

(c) The mobile home shall be installed upon, and securely fastened to, a frost-free foundation or footer, and in no event shall it be erected on jacks, loose blocks, or other temporary materials.

(d) An enclosure of compatible design and material shall be erected around the entire base of the mobile home. That enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

(e) The mobile home shall be connected to public water and sewer systems, if available. If not, the owner shall provide a potable water supply from his own, or an adjacent well, and shall provide a septic system that shall meet the standards of the Pennsylvania Department of Environmental Resources.

(f) The tract shall be attractively seeded, landscaped and shrubbed.

(g) Any garage, utility shed, or other out-building constructed on the tract shall conform with the standards applicable

the Borough without first obtaining a permit from the Tax Collector, as required by the Act of 1969, P.L. 130 No. 52. The permit shall be issued upon payment of a fee of two dollars (\$2.00) and real estate taxes assessed against the home and unpaid at time the permit is requested.

Section 16. Notice, Hearings and Orders.

1. Notice of Violation: Whenever the building inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance, or of any regulation adopted under it, he shall give notice of the alleged violation to the person to whom the permit or certificate was issued, as provided in this section. The notice shall:

- (a) be in writing;
- (b) include a statement of the reasons for its issuance;
- (c) allow a reasonable time for the performance of any act it requires;

(d) be served upon the owner or his agent as the case may require; provided, however, that the notice or order shall be deemed to have been properly served upon the owner or agent when a copy of it has been served with the notice by any other method authorized or required by the laws of Pennsylvania;

(e) contain an outline of remedial action which, if taken, will effect compliance with the provisions of this ordinance, or any part of it, and with the regulations adopted pursuant to this ordinance.

2. Hearing: Any person affected by any notice issued in connection with the enforcement of any provision of this ordinance, or of any regulation adopted pursuant to this ordinance may request and shall be granted a hearing matter before Borough Council, provided that such person shall file in the Borough office a written petition requesting the hearing and setting forth a brief statement of the grounds for the request within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension. Upon receipt of the petition, Council shall set a time and place for the hearing and shall give the petitioner written notice of it. At the hearing

the petitioner shall be given an opportunity to be heard and to show why the notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, Council may postpone the date of the hearing for a reasonable time beyond such ten (10) days period when in its judgment the petitioner has submitted good and sufficient reasons for postponement.

3. Findings and Order: After the hearing Council shall make findings as to compliance with the provisions of this ordinance and regulations issued under it and shall issue an order in writing sustaining, modifying, or withdrawing the notice, which shall be served as provided in Section 16.1 (d). Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home park affected by the order shall be revoked.

4. Record; Appeal: The proceedings at such a hearing, including the findings and decision of Council, together with a copy of every notice and order related to the matter shall be entered as a matter of public record in the records of Council but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought. Any person aggrieved by the decision of Council may seek relief from the decision in a court of competent jurisdiction, as provided by the laws of this Commonwealth.

Section 17. Penalty for Violation; Revocation or Suspension of Permit.

1. Any person who violates any provision of this ordinance shall, upon conviction, be sentenced to pay a fine of not less than \$50 or more than \$300, and costs of prosecution, and in default of payment of fine and costs, to imprisonment for not more than 30 days.

2. Revocation or Suspension of Permit: Upon repeated violations by the same permit holder, his right to the permit, or to continued operation under a permit, may be suspended for a fixed term, or permanently revoked, after notice by the Building Inspector and hearing by Borough Council, subject to the right of appeal to the Court of Common Pleas.

Section 18. Partial Invalidity and Severability.

1. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid for any reason whatsoever, that decision shall not affect the remaining portions of this ordinance, which shall remain in full force and effect; and for this purpose the provisions of this ordinance are declared to be severable.

Section 19. Repeal of Prior Ordinance. Ordinance 331, enacted July 3, 1972, is repealed.

ORDAINED AND ENACTED by the Council for the Borough of Forest City, this day of , 1984.

BOROUGH OF FOREST CITY

By: _____
President of Council

ATTEST:

Secretary

Examined and Approved this day of , 1984.

Mayor