

**BRIDGEWATER TOWNSHIP
MANUFACTURED/MOBILE HOME PARK ORDINANCE
ORDINANCE # 1-91-B AMENDED**

AN ORDINANCE AMENDING THE ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER ENACTED JANUARY 16, 1991 #1-91-B DEFINING, LICENSING AND REGULATING MOBILE HOME PARKS, NOW DEFINED AS MANUFACTURED MOBILE HOME PARKS, ESTABLISHING APPLICATION PROCEDURES AND FEES AND PROVIDING FOR THE ISSUANCE AND REVOCATION OF LICENSES; REQUIRING MINIMUM STANDARDS FOR WATER SUPPLY, SEWAGE DISPOSAL, ELECTRICAL DISTRIBUTION, REFUSE DISPOSAL, FIRE PROTECTION, FUEL STORAGE AND FOR COMMUNITY SERVICE BUILDINGS AND FACILITIES; FIXING RESPONSIBILITIES IN PARK MANAGEMENT; AMENDING AND ADDING DEFINITIONS, CLARIFYING APPEAL PROCEEDURES, PRESCRIBING PENALTIES FOR VIOLATION, ADDRESSING NUISANCES, NON-RESIDENTIAL USES, GENERAL PROVISIONS AND EFFECT ON OTHER PROVISIONS, AND ADDING MANUFACTURED BEFORE MOBILE HOME THROUGHOUT THE ORDINANCE.

The Township of Bridgewater hereby ordains:

Section 1. Definitions. As used in this ordinance, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

LICENSE – the written approval as issued by the Township Supervisors, or their agent authorizing a person to operate and maintain a mobile home park under the provisions of this ordinance.

MANUFACTURED/MOBILE HOME – a single-family dwelling which is designed after assembly and fabrication, for transportation, on streets and highways on its own running gear, and which may be temporarily affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing, and sanitary facilities as immobile housing.

MANUFACTURED/MOBILE HOME PARK – any plot of ground which is leased or rented, and upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

MANUFACTURED/MOBILE HOME SPACE – a plot of ground within a mobile home park, designated for the accommodation of one mobile home and leased or rented for that purpose.

OWNER – any individual, firm, trust, partnership, corporations, company, association, or other legal entity which rents or leases spaces in a mobile home park.

MANUFACTURED HOME – A factory built structure that meets habitat ability guidelines as published by DCED.

Issued under Section 5 of the Manufactured Housing Improvement Act (35 PS

1658.5 as amended May 9, 2012)

HABITAT ABILITY – Suitable for habitation with a reasonable level of assurance that home is safe from possible health and safety issues.

SERVICE BUILDING – a structure which contains operational, office, recreational, sanitary, maintenance, or other facilities built for the use of the mobile home park residents or owner.

SEWER CONNECTION – 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 – that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

TOWNSHIP AGENT – person or organization appointed by Township Supervisors to enforce ordinances and codes approved by the Board.

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.

WATER RISER PIPE – that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point on each mobile home lot.

WATER SERVICE PIPE – all pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

Section 2. License; Sale of Manufactured/Mobile Home Space

1. **License Required.** It shall be unlawful for any person to maintain, construct, alter or extend any manufactured/mobile home park within the limits of the Township of Bridgewater unless he holds a license issued by the Township or their agent in the name of such person for the specific maintenance, construction, alteration or extension proposed. The municipal license shall be conspicuously posted in the office or on the premises of the manufactured/mobile home park at all times.

2. **Application to Bridgewater Township.** The applicant shall also submit an application to the Township Supervisors or their agent using a form furnished by the Township for a license to operate a manufactured/mobile home park in the Township of Bridgewater. Applicant must submit proof of approval from the Susquehanna County Planning Commission.

3. License Renewal. The license shall be renewed annually by the Township or their agent upon furnishing of proof by the applicant that his park continues to meet the standards prescribed by this ordinance.

4. Inspection of Manufactured/Mobile Home Parks. The Township agent may inspect a manufactured/mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this ordinance.

5. Compliance of Existing Manufactured/Mobile Home Parks

A. Manufactured/Mobile home parks in existence at the date of adoption of this ordinance may be continued so long as they otherwise remain lawful.

B. Any subsequent new construction, alteration or extension of an existing manufactured/mobile home park shall comply with the provisions of the Bridgewater Township land use regulations in effect at the time and the Susquehanna County Subdivision and Land Development Ordinance.

C. Any existing manufactured/mobile home park which in the opinion of Township Supervisors creates a safety hazard shall be required to comply with this ordinance within a reasonable period of time as determined by the Township.

6. Individual Manufactured/Mobile Homes. Individual manufactured/mobile homes permitted in areas as set forth in the land use regulations and not located in a manufactured/mobile home park shall not be required to obtain a manufactured/mobile home park license; however, they shall be required to obtain building permits as prescribed by the Bridgewater Township ordinances.

Individual manufactured/mobile homes shall comply with all other applicable county and municipal ordinances and regulations governing single-family homes.

7. Inspection; Revocation of License Appeals. Whenever, upon inspection of any manufactured/mobile home park, it is determined that conditions or practices exist which are in violation of any provision of their ordinance, or of any regulations adopted pursuant thereto, the Township Supervisor or their agent shall give notice in writing in accordance with the provisions of this ordinance to the person to whom the license was issued, advising him/her that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in the Township of Bridgewater shall be suspended. At the end of such period, such manufactured/mobile home park shall be inspected and, if such conditions or practices have not been corrected, the Township Supervisors shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. For non-building code issues, the licensee or applicant may appeal the decision of the township supervisors or their agent petitioning for a hearing within 21 days of the decision. Within 45 days of the petition the township shall hold a hearing and render its decision.

Appeals for building code issues will be reviewed by the UCC building code appeals board which is in place at the time of the appeal. These appeals will follow the procedures established by the regulations governing UCC appeals.

Section 3. Fees. A schedule of fees for applications, licenses and/or inspections shall be established by the Township pursuant to a resolution and will include; but not limited to:

- An initial application fee
- An annual license fee
- An inspection fee for each inspection performed.
- An appeal fee

Section 4. Application for License. Application for the manufactured/mobile home park license shall be filed with the Township or their agent with ten copies. The application shall be in writing, signed by the owner and shall include the following:

1. Name and address of the owner;
2. Location and legal description of the mobile home park;
3. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park; and
4. Such further information as may be requested by the various municipal, county, and state agencies to enable them to determine if the proposed park will comply with legal requirements.

Section 5. Water Supply.

1. General Requirements. An adequate supply of water shall be provided for manufactured/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 thereto 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 over water supply systems.

2. Fire Hydrants. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Township Supervisor and the agency responsible for supplying water.

3. Individual Water-Riser Pipes and Connections

- A. Individual water-riser pipes shall be located within the confined area of the manufactured/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 three -quarter (3/4) inches and terminates 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 shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- D. A shut-off water valve below the frost lines shall be provided near the water-riser pipe in each mobile home lot. Underground stop-and-waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Township.

Section 6. Sewage Disposal.

1. General Requirements. An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities.

- A. The sewer connection (see section 1 for definition) 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 (1/4) inch per foot. All joints shall be watertight.
- B. All materials used for a sewer connection shall be semi-rigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.
- C. Provisions 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.

Section 7. 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 the Township, County, and State Legislation regulating such systems.

2. Power Distribution Lines. Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground, and shall have a minimum vertical clearance of eight (8) feet above any mobile home, service building or other structure.

Section 8. Service Building and Other Community Service Facilities.

1. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities when constructed such as: management offices, repair shops and storage areas; laundry facilities; indoor recreation areas.

2. All structural requirements shall be in accordance with the Township, County or State requirements regulating same.

Section 9. Refuse Disposal. The storage, collection, and disposal of refuse in the manufactured/mobile home park shall be so managed as to not create health hazards, rodent

harborages, insect-breeding areas, accident or fire hazards or air pollution, and shall be in accordance with Township ordinances. Ref: Section 308 of international property maintenance code adopted by ordinance 11-03-03

Section 10. Fire Protection. Fire protection provisions shall be in accordance with the Township, County, and State Regulations.

Section 11. Fuel. All piping from outside fuel storage tanks or cylinders to manufactured/mobile homes shall be copper or other acceptable metallic tubing and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5) feet from any mobile home exit.

Section 12. Supervision; Responsibilities of the Park Management.

1. The person to whom a license for a manufactured/mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipments in good repair and in a clean and sanitary condition.

2. The park management shall supervise the placement of each manufactured/mobile home on its manufactured/mobile home stand which includes securing its stability and installing all utility connections per building code in effect at the time.

3. The park management shall give the Township or their agent free access to all manufactured/mobile home lots, service buildings and other community service facilities for the purpose of inspection.

4. The management shall maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.

Section 13. Revocation of License. Whenever, upon inspection of any manufactured/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 Township Supervisor or agent shall give notice in writing to the person to whom the license was issued, advising them that unless such conditions or practices are corrected within the period of time specified in the notice, the license to operate shall be suspended. At the end of such period, such mobile home park shall be reinspected and, if such conditions or practices have not been corrected, the Township Supervisor or agent shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. An aggrieved party may file an appeal to the Township. REF Sec 2 number 7

Section 14. Penalties. Any person, firm or corporation who shall violate any provision of this ordinance shall, upon conviction thereof, be sentenced to pay a fine not more than six

hundred dollars (\$600.00, and in default of payment, to imprisonment for a term not to exceed thirty (30) days. Each day that a violation of this ordinance continues shall constitute a separate offense.

Section 15. All manufactured/mobile homes going into the park shall require a building permit from the Bridgewater Township Supervisors or their agent

Owners of said manufactured/mobile home park shall furnish township with a listing of all tenants yearly.

Effect on other provisions

The provisions of this chapter supersede the provisions of the Susquehanna County Subdivision and Land Development Ordinance

Section 16. General Provisions

- A. Prohibited manufactured/mobile homes: Manufactured/Mobile homes shall be prohibited that:
- Do not conform to the requirements of the manufactured/Mobile home Building Code of the State of Pennsylvania.
 - Are in an unsanitary condition or having an exterior in bad repair
 - Are structurally unsound and do not protect the inhabitants against all elements
- B.
- New Manufactured/Mobile homes must comply with Act 158 of 2004
 - Relocated manufactured/mobile homes must comply with habitability guidelines as published by PA Department of Community and Economic Development (DCED) Ref: The manufactured Housing Improvement Act (35 P.S. 1658.5 as amended May 9, 2012.
 - All manufactured/mobile homes must have been constructed to "manufactured home construction and safety standards (HUD Code)" and bear the manufacturer's certification label (s).

Section 17. Nuisances in manufactured mobile home park. All parks shall be maintained free of nuisances such as excessive heat, glare, or vibration, smoke, toxic matter, radiation and fire or explosive hazards.

Section 18. Non-Residential Uses. No part of any manufactured mobile home park shall be used for non-residential purposes except such uses that are required for direct servicing and wellbeing of park residents and for management and maintenance of the park. Exceptions to this will be provisions for a manufactured mobile home sales office and display area.

Manufactured Mobile homes shall be prohibited that:

1. Do not conform to the requirements of the manufactured mobile home building code of the State of Pennsylvania.

Section 19. Effect on other provisions. The provisions of this chapter supersede the provisions of the Susquehanna County Subdivision and Land Development Ordinance.

Section 20. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed. The following ordinances or parts thereof are specifically repealed:

Section 21. Severability. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses sections or parts of this ordinance. It is hereby declared as the intent of the Township that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 22. Effective Date. This ordinance shall become effective on the 5th day of April, 2016.

BE IT ENACTED AND ORDAINED this 4th day of April, 2016.

SUPERVISORS

Charles Grand 4-4-16

Rob Nylund 4-4-16

Attested:

Township Secretary

(Seal)

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March 14, 2016

Cathy Hawley, Court Administrator
Susquehanna County Courthouse
Maple Street
Montrose, PA 18801

Re: Bridgewater Township Manufactured/Mobile Home Park Ordinance;
Ordinance No. #1-91-B Amended.

Dear Cathy:

Enclosed please find a copy of Bridgewater Township's Manufactured/Mobile Home Park Ordinance, #1-91-B Amended, duly enacted on April 4, 2016 by the Board of Supervisors of Bridgewater Township.

Please see that a copy of this Ordinance is filed appropriately in the Law Library.

Thank you.

Very truly yours,


Michael J. Giangrieco, Esquire

MJG/jw
Enclosure
cc: Bridgewater Township Supervisors