

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

Part 1

Mobile Homes

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Part 1
Mobile Homes

§101. Definition.

MOBILE HOME - a transportable, single-family dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit or in two (2) units designed to be joined into one (1) integral unit capable of again being separated for repeated towing which arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

(Ord. 240, 3/9/1981, §1)

§102. Permit Required. No mobile home shall be erected on any lot or tract of land in the Borough of Elizabethville unless a building permit is first obtained from the Borough Secretary. (Ord. 240, 3/9/1981, §2)

§103. Minimum Requirements. Any mobile home that is erected on any lot or tract of land within the Borough of Elizabethville shall comply with the following minimum standards:

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 twenty thousand (20,000) square feet, if public water and sewer are not available, or eight thousand (8,000) feet if such services are available.

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 fifteen (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. Such 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 water supply and septic system that meets all of the standards and requirements of the Pennsylvania Department of Environmental Resources.

F. The tract of land upon which the mobile home is erected shall be attractively seeded, landscaped and shrubbed.

G. Any garage, utility shed or other outbuilding constructed on the lot shall be of design and appearance compatible with the mobile home.

H. Any single on-lot mobile home shall meet the specifications for the manufacturer of mobile homes as set forth in United States Standards Institute, Standards for Mobile Homes, U.S.A., Standard A-119.1-1969, NFPA No. 501B-1968, and any subsequent modification or amendments to such standards.

(Ord. 240, 3/9/1981)

§104. Removal of Mobile Home. No mobile home erected upon any tract of land or lot within the Borough shall be removed therefrom without first securing a permit for the removal of the same from the Borough Secretary. (Ord. 240, 3/9/1981, §4)

§105. Penalties. Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than six hundred (\$600.00) dollars plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed thirty (30) days. Each day that a violation of this Part continues shall constitute a separate offense. (Ord. 240, 3/9/1981, §5; as amended by Ord. 288, 8/8/1994)