

Chapter 103
TRAILERS AND MOBILE HOMES

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[HISTORY: Adopted by the Borough Council of the Borough of Heidelberg at time of adoption of Code (see Ch. 1, General Provisions, Art. I). Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 39.
Flood control — See Ch. 54.

Sewers — See Ch. 92.
Zoning — See Ch. 112.

§ 103-1. Title.

This chapter shall be known as the “Mobile Home Park Regulations of the Borough of Heidelberg, County of Allegheny, Commonwealth of Pennsylvania.”

§ 103-2. Purpose.

The purpose of this chapter is to regulate mobile home parks, to promote the health, safety and general welfare of the community and to protect and preserve the property of the Borough of Heidelberg, County of Allegheny, Commonwealth of Pennsylvania, and its inhabitants.

§ 103-3. Interpretation.

In its interpretation and application, the provisions of this chapter are held to be minimum requirements. Whenever the requirements of this chapter are held in variance with the requirements of any other lawfully adopted rules and regulations, the one most restrictive or the one that imposes the higher standard shall govern.

§ 103-4. Applicability.

This chapter shall apply to all existing and future mobile home parks.

§ 103-5. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

CAMPGROUND, COMMERCIAL — Accommodations provided to the public for a fee, which include such facilities as permanent or temporary structures for living purposes or sites tailored for handling recreational vehicles of a short-term duration not exceeding six months per year, recreational activity areas and structures, water sewage and waste disposal systems meeting Department of Environmental Protection and health department standards, off-street parking areas, etc.

CAMPGROUND, PRIVATE — Same as “commercial campground,” except that it is not intended for general public use. No fee is charged, and water and sewerage facilities must meet the same requirements as for residential uses.

MOBILE HOME — A portable structure designed to be transported on its own wheels, which is used, designed to be used and capable of being used as a detached single-family residence and which is intended to be occupied as permanent living quarters containing sleep accommodations, flush toilet, tub or shower, kitchen facilities and plumbing and electrical connection for attachment of outside systems. The definition of “mobile home” includes all additions used subsequent to the installation of the principal structure. This definition includes double-wide manufactured homes but does not include modular housing placed on a standard foundation or travel trailers.

MOBILE HOME PARK — Any site, lot, field or plot, parcel or tract of land upon which two or more mobile homes are parked or located and for which said premises and/or the mobile homes thereon are offered to the public or any person for a fee or service.

§ 103-6. License required.

It shall be unlawful for any person, firm or corporation to establish, maintain, operate or conduct within the Borough of Heidelberg any mobile home park without obtaining a license as is hereafter provided. It shall be the owner’s or operator’s responsibility to see that each home unit is in compliance with these regulations.

§ 103-7. Contents of application.

The application for each mobile home park permit shall be in writing and signed by the applicant. It shall state:

- A. The name and address of the applicant.
- B. The name and address of each partner if the applicant is a partnership.
- C. The name and address of each officer and director, if the applicant is a corporation.

- D. A complete description of the premises upon which the proposed park is to be located.
- E. The name and address of the owner or owners of such premises.
- F. The number of park units to be provided in the proposed park.
- G. Plans. The application shall be accompanied by six sets of plans. These plans shall include specifications, drawn to scale, showing the layout of the park, the location, size and arrangement of any park unit and arrangement of each park unit, location of streets, location of water services and location of the sewage disposal system or detail of the septic system and leach fields to be provided. Each park unit shall be separately numbered as shown upon such plans. Where the applicant is not the owner of the premises, the application shall also be accompanied by a certified or photostatic copy of the lease of the premises.

§ 103-8. Application procedure.

Each application shall be filed with the Borough Secretary of the Borough of Heidelberg, who shall thereupon transmit the same to the enforcement officer. Such application shall indicate compliance by the applicant with the minimum park requirements as established by the rules and regulations of the Commonwealth of Pennsylvania. The Enforcement officer shall, after investigation, transmit the application to the Borough Council of the Borough of Heidelberg, together with his written approval or recommendation pertaining thereto. All such applications, after investigation, shall be approved or rejected by the Borough Council, after which the applications shall be filed with the Borough Secretary and the applicant notified in writing by the Borough Secretary of the action taken thereon. If said application is rejected, the applicant shall have the right to appear before the Borough Council for a hearing.

§ 103-9. Issuance of license.

The Borough Secretary of the Borough of Heidelberg, upon the written application, upon the approval of the same by the Borough Council and upon receipt of the fee hereinafter provided, shall issue a license to become effective from the date thereof and to continue in force through the 31st day of December next succeeding for the use of the premises therein specified as a mobile home park, which license shall specify the number of park units which may be used in said park. No license issued pursuant to this chapter is transferable or assignable.

§ 103-10. Application fees.

The application for a mobile home park shall be accompanied by an investigation fee as set from time to time by resolution of the Borough Council, which shall cover five park lots plus a sum, as set from time to time by resolution of the Borough Council, for each additional park lot. The amount to be paid shall cover the required investigation and if a license is subsequently issued, said sum shall be applied on account of license fee. However, in the event a license is not issued, the investigation fee will be retained by the borough. The fee schedule is on file in the borough offices.

§ 103-11. Renewal of license.

Application for the renewal of any mobile home park license issued pursuant to this chapter must be filed with the Borough Secretary on or before the first day of December next preceding the expiration of said license. The application shall set forth in detail any fact or facts in variation with any fact or facts set forth in the original application. The application shall state that all facts not set forth in the renewal application remain unchanged. The procedure for obtaining a renewal license shall, in all other respects, be the same as set forth above for obtaining an original license. Upon approval of said application for renewal of the license by the Borough Council and upon the payment of the license fee, the Borough Secretary shall issue a renewal license, which shall become effective upon the expiration of the prior license and continue for a period of one year. Such renewal license shall not be transferred or assigned.

§ 103-12. Existing mobile home parks.

Mobile home parks existing in the Borough of Heidelberg on the effective date of this chapter will become nonconforming parks and shall not be subject to § 103-13, General regulations, with the exception of Subsections J, K, N, S and T, which deal expressly with state and county health and safety requirements. However, any addition, extension or enlargement of an existing park shall constitute a new mobile home park and shall be subject to all the provisions of this chapter.

§ 103-13. General regulations.

- A. Each parcel reserved for the accommodation of any mobile home shall be not less than 8,000 square feet with a minimum lot width of 60 feet measured at the front setback line.
- B. Only one mobile home and only one utility shed or accessory building shall be permitted on each parcel.
- C. Mobile homes considered for placement in the Borough of Heidelberg shall not be less than 840 square feet as measured by their exterior floor area dimensions.
- D. Each mobile home lot shall front on an interior roadway.
- E. The minimum setback of every mobile home, or other structure in a mobile home park, from the nearest public right-of-way shall be 130 feet.
- F. No mobile home, or attachments thereto, shall be located less than 12 feet from each side lot line, 10 feet from the rear lot line and 30 feet from the front lot line. Utility sheds or outbuildings as permitted under Subsection B above shall be located not less than 12 feet from either side lot line, 10 feet from the rear lot line and with a front setback from the park road edge or pavement line of 65 feet minimum.
- G. Every mobile home park with 25 mobile homes or more shall have a recreational area or open space area for use by the occupants of the mobile home park. Such areas shall be centrally located as the topography and design of the park permit. Such areas shall be not less than 400 square feet per mobile home lot in the park. Such areas do not have to be contiguous.

- H. A landscape plan shall be prepared and carried out which will assure the Planning Board that an appropriate planting of trees and shrubs and the installation of recreational facilities will be included in the park design, including screening where necessary.
- I. All public utilities, electric, gas, cable television and telephone lines shall be installed underground.
- J. All fuel tanks on the mobile home property used for heating within a mobile home park shall be installed in accordance with National Fire Protection Association (NFPA) standards.
- K. Appropriately spaced fire hydrants shall be installed, or access to water sufficient for fire fighting, as determined by local fire codes.
- L. The maximum ground area for a utility shed or accessory building shall be 120 square feet, with a maximum height not to exceed the height of the mobile home on the same parcel. Such buildings shall not be used for sleeping or living purposes.
- M. Foundations and anchoring of certain buildings.
 - (1) All utility sheds or outbuildings shall have adequate foundations conforming to the state fire prevention and building codes.
 - (2) It shall be the responsibility of the park owner to secure structures covered in Subsection M(1) above.
- N. Mobile homes shall have an approved connection to a public sewer system, when available, or a sewage disposal system as approved by the health department and other appropriate agencies as determined during site plan review. All plumbing installations shall be made in accordance with the requirements of the state fire prevention and building codes.
- O. No mobile home shall be located on a mobile home lot until the roadways, sanitary sewage disposal system, water supply systems and storm drainage system serving said mobile home lot have been installed in accordance with the approved development plan for the mobile home park.
- P. No boats, campers, travel trailers, recreational vehicles or unregistered and unlicensed motor vehicles shall be parked or stored at any place within a mobile home park except in areas designated and approved for such storage as part of the site development plan approval.
- Q. Each mobile home lot must have not less than two paved off-street parking spaces. Such parking spaces shall be connected to the entrance of the mobile home by a permanent sidewalk having a minimum width of 24 inches.
- R. At least one service building shall be constructed in each mobile home park which shall be adequate to provide for storage of all equipment, tools and materials necessary for the maintenance of the park, and all such equipment, tools and materials shall be stored within said building when they are not in use.
- S. All mobile homes shall have an approved electrical connection.

- T. Mobile homes and attachments thereto shall comply with the state fire prevention and building codes.
- U. The area between the base of the mobile home and the ground shall be enclosed with fireproof material, such as metal or aluminum, unless the mobile home is placed on a block wall foundation or a poured concrete foundation. This enclosing must be done within 30 days of the placement of the mobile home on the site.
- V. No enclosure or addition shall be constructed, added on or attached to the exterior of any mobile home, with the exception of patios, carports or door porches, which shall not exceed eight feet in width.

§ 103-14. Building permit requirements.

No structure, enclosure, addition, vestibule, added room, carport, patio roof, utility shed, outbuilding or any such building shall be constructed or placed on the parcel or added to any mobile home without a building permit first obtained from the Enforcement officer. Park owners and/or operators shall apply for any and all permits. An exception is that winter vestibules constructed for the winter season and not to remain in place over six months need no building permit. All of the aforesaid structures and/or buildings shall be constructed according to the state fire prevention and building codes.

§ 103-15. Approval of entrances.

Plans for all entrances to mobile home parks to public highways shall be approved by the county and the Pennsylvania Department of Transportation.

§ 103-16. Streets.

- A. Every roadway within a mobile home park shall have a minimum pavement width of 22 feet for two-way traffic, and a minimum right-of-way width of 50 feet of a hard and dust-free surface. The one-hundred-foot lot depth is not to include the right-of-way. If culs-de-sac exist, they shall have a minimum diameter of 70 feet.
- B. Each roadway shall be named and noted upon signs at each roadway intersection. Each mobile home lot shall be assigned a permanent number which shall be noted on the mobile home lot in a location clearly visible from the roadway.
- C. Appropriate streetlighting shall be installed on interior roadways with the minimum number of lights being one at each intersection of interior roadways with each other or with abutting public roads and at least every 200 feet where such intersections are more than 200 feet apart and at any curve of less than 135° in the roadway.
- D. Every roadway within a mobile home park shall be maintained in good repair and shall allow uninhibited travel by occupants of the park and necessary fire, police, ambulance, public utility maintenance and snow removal.

§ 103-17. Right of entry.

The licensee shall, at all times, allow such persons as the enforcement officer, Borough Council member, health department officer, police and/or any other authorized person to enter the park to make any inspections as would be in the best interest of the borough.

§ 103-18. Violations and penalties.

Any person, firm or corporation who violates any provision of this chapter shall, upon conviction thereof before a District Justice, be subject to a fine or penalty of not more than \$600, plus costs of prosecution, and in default of payment of such fine and costs shall be subject imprisonment for not more than 30 days. Such fine or penalty shall be collected as like fines or penalties are now by law collected.

§ 103-19. Revocation of license; reissuance.

The Borough Council may revoke any license to maintain and operate a park or camp when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of this chapter. After the conviction and revocation, the license may be reissued within six months if the circumstances leading to the conviction have been remedied and the park or campground is operated and maintained in full compliance with this chapter and provided that the license fee is paid.

§ 103-20. Continuance of existing licenses and permits.

This chapter does not repeal or impair conditions legally now existing or permits and licenses previously issued.

§ 103-21. Compliance with other statutes or ordinances.

The issuance of a license shall not waive compliance with other statutes or ordinances. The issuance of a license pursuant to the provisions of this chapter shall not be deemed to waive compliance by the holder thereof, by the property owner or by an occupant of any mobile home with any statute of the Commonwealth of Pennsylvania or health regulations of the County of Allegheny. It shall be the owner's or operator's responsibility to see that each home unit is in compliance with this chapter.

