

EAST LAMPETER TOWNSHIP
MOBILE HOME ORDINANCE

AN ORDINANCE REGULATING THE PLACING AND KEEPING OF MOBILE HOMES OR OTHER MOVABLE STRUCTURES UPON LANDS WITHIN THE TOWNSHIP OF EAST LAMPETER; REQUIRING PERMITS FOR EACH SUCH MOBILE HOME OR STRUCTURE; ESTABLISHING REQUIREMENTS FOR MOBILE HOME PARKS; FIXING A FEE FOR SUCH PERMITS; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS WITH RESPECT THERETO; PROVIDING FOR INSPECTION; AND PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THE ORDINANCE.

The Board of Township Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, does hereby ordain and enact the following Mobile Home Ordinance:

ARTICLE I - PURPOSE AND NAME

Section 1. Pursuant to the Second Class Township Code, as amended, and the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, the purpose of this Ordinance is to regulate mobile homes, mobile home parks and mobile home lots in order to better protect the health, safety and general welfare of the citizens of the Township of East Lampeter and of all persons living in mobile homes within said Township.

Section 2. This Ordinance shall be known as "The East Lampeter Township Mobile Home and Mobile Home Park Ordinance."

ARTICLE II - DEFINITIONS

Section 1. For the purpose of this Ordinance, the following terms shall have the meanings respectively ascribed to them in this section, unless from the particular context thereof it clearly appears that some other meaning is intended:

- (A) Density. The total number of units per gross area.
- (B) Farm. A tract of land containing ten or more acres used for agricultural purposes.
- (C) Gross Area. The extent of surface contained within the boundary of a mobile home park, excluding existing public street rights of way.
- (D) Mobile Home. A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for towing, which arrives at a 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.
- (E) Mobile Home Lot. A parcel of land in a mobile home park, improved with the utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home placed on the lot.
- (F) 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, consisting of two or more mobile home lots.

(G) Mobile Home Park Landowner and/or Operator.

The holder of either legal or equitable title, or any person in charge of or responsible for the operation of the mobile home park.

(H) Mobile Home Stand. That part of an individual mobile home lot which has been reserved for the placement of a mobile home and appurtenant structures and utility connections.

(I) Person. Natural persons, individuals, partnerships, associations, firms, corporations, owners, lessees, licensees and the agents of each of them.

(J) Recreational Area. A specific designated space used for play or recreational purposes. The designated recreational area shall be calculated on the gross area of the mobile home park but the recreational area shall not include the areas of the mobile home lots, streets, parking areas and service or accessory buildings.

(K) Service and Accessory Buildings. A detached, subordinate building, the use of which, is incidental to that of the principal building and/or principal use and which is located on

the same lot as that occupied by the principal building and/or principal use.

ARTICLE III - REGULATION OF MOBILE HOMES

Section 1. It shall be unlawful within the limits of the Township of East Lampeter, Lancaster County, Pennsylvania, for any person to park or locate any mobile home on any street, alley or other public place, or on any other tract of land, occupied or unoccupied, within the Township, except as provided in this Ordinance, the Township Zoning Ordinance or any other applicable ordinances of the Township.

Section 2. No person shall allow any mobile home to stand upon any of the streets or alleys in the Township without being attached to a licensed and inspected motor vehicle capable of pulling the mobile home.

Section 3. It shall be unlawful for any person to park any mobile home, even if attached to a licensed and inspected motor vehicle, on any public street or alley in the Township for any period of time more than twelve (12) hours, or for any period of time longer than that allowed for the parking of automobiles upon such street or alley, whichever of the two is the shorter period of time.

Section 4. No person shall occupy any mobile home for sleeping or living quarters other than on a duly permitted mobile home lot in a mobile home park; provided, however, that:

- (A) The parking of only one unoccupied mobile home in any accessory building, private garage or a rear yard shall be permitted, provided no

living quarters shall be maintained in said mobile home while such mobile home is so parked or stored.

(B) One mobile home shall be allowed on farms upon the conditions that the front building line of the mobile home shall not extend nearer to the street line than the rear line of the farm dwelling, or one hundred seventy-five (175) feet, whichever is the greater, and that a piped water supply and approved means of sanitary sewage disposal is provided for said mobile home.

(C) A mobile home may be erected and maintained as a single-family detached dwelling outside a mobile home park when the following requirements are met:

1. The lot upon which the mobile home is installed shall be located within a zoning district which permits single family detached dwellings as a permitted use (which term shall not include special exception uses). Said lot and mobile home shall comply with all height and area regulations and all general regulations pertaining to single-family detached dwellings within that district.

2. 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.
3. An enclosure of compatible design and material, commonly called skirting, 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.
4. No mobile home shall be erected on a single lot unless a zoning permit is first obtained in accordance with the requirements of the Township Zoning Ordinance.

ARTICLE IV - REQUIREMENTS FOR MOBILE HOMES AND MOBILE HOME PARKS

Section 1.

- (A) All mobile home parks shall comply with the requirements set forth hereinafter in Section 2 of this Article, as well as all other provisions of this Ordinance.
- (B) All mobile homes shall contain a minimum of four hundred (400) square feet of floor space.

Section 2.

(A) AREA AND DENSITY REGULATIONS.

1. Minimum Size. The minimum size of a mobile home park shall be five (5)

contiguous acres.

2. Density. There shall be a maximum of five (5) mobile home lots per acre of gross area.
3. Setback. The minimum setback from a public street to any mobile home, mobile home service or accessory building, or off-street parking facility located within a mobile home park, shall be fifty (50) feet. The setback shall be determined from the right of way line of the public street.
4. Yard. The minimum allowable distance between any mobile home park boundary line, other than a public street, and a mobile home, off-street parking facility or service or accessory buildings shall be twenty (20) feet.
5. Distance Between Buildings. Mobile homes shall be separated from each other and service or accessory buildings and the adjoining pavement of any mobile home park street or common parking area by at least twenty (20) feet.
6. Recreational Area. There shall be a minimum of twenty percent (20%) of the gross area of the mobile home park devoted

to active and/or passive recreational facilities. The selection of the type of facilities within the recreational area shall be determined by the projected needs of the occupants of the mobile home park, the existing natural features of the site, and the proximity of the site to other recreational areas. Said type of recreational facilities shall be approved by the Township. Responsibility for maintenance of the recreational area shall be with the landowner and/or the operator. Should the landowner and/or operator neglect to maintain the recreational areas, the Township may, in its discretion, continue to maintain said areas. In the event of maintenance by the Township, the cost of such maintenance shall be assessed against the landowner, and shall become a lien against the property of the landowner, in accordance with procedures prescribed by law. The maintenance of said recreational area by the Township shall not relieve the landowner and/or operator from prosecution and the penalties provided under Article IX of this Ordinance.

(B) MOBILE HOME LOT AND STAND REQUIREMENTS.

1. Mobile Home Lot Size. Subject to the Area and Density Regulations, the minimum area of any mobile home lot shall be five thousand five hundred (5,500) square feet.
2. Lot Width. Each mobile home lot shall be at least forty (40) feet wide. Said lot width shall be measured at a distance of twenty (20) feet from the adjoining pavement of the mobile home park street.
3. Street Access. Each mobile home lot shall abut on a mobile home park street with access to such street. Access to all mobile home lots shall be from the mobile home park streets and not from public streets or highways.
4. Mobile Home Stand. Each mobile home shall be provided with and securely fastened to a hard-surfaced mobile home stand which has a foundation that will not heave, shift or settle unevenly because of frost action, inadequate drainage, vibration or other forces acting on the super-structure. Each mobile home stand shall be equipped with properly designed utility connections.

5. Skirting. 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.

(C) SERVICE AND ACCESSORY BUILDINGS.

1. Construction. All service and accessory buildings, including management offices, storage areas, laundry buildings and indoor recreation areas shall be adequately constructed, ventilated and maintained so as to prevent decay, corrosion, termites and other destructive elements from causing deterioration.
2. Accessory Buildings. Service and accessory buildings shown on an approved plan may be erected in a mobile home park. Attachments to individual mobile homes in the form of sheds and lean-tos are prohibited.
3. Mobile Home Park Office. Every mobile home park shall have a structure designed for and clearly identified as the office of the mobile home park operator.

4. Storage Space.

- a. Occupants of each mobile home lot shall be provided with at least one hundred fifty (150) cubic feet of enclosed storage space. The type of storage facility shall be approved by the Township prior to the issuance of a permit.
- b. Unattached utility buildings may be used to satisfy storage space requirements provided that said buildings (1) do not exceed one hundred twenty (120) square feet in floor area; (2) are no more than one hundred two (102) inches in height, excluding ornamentation; (3) are setback from all mobile home park streets at least fifteen (15) feet from the rear of the front face of adjacent mobile homes; and (4) shall be setback a minimum distance of two (2) feet from any interior side or rear lot line. Unattached utility buildings shall adhere to the setback requirements for service and accessory buildings to a public street and to any mobile home park boundary.

5. Use of Service and Accessory Buildings.

Service and accessory buildings located in a mobile home park shall be used only by the occupants of the mobile home park or their guests.

(D) WATER SUPPLY.

1. Approved Water Supply. All mobile home parks shall be connected to a municipal public water supply and said system and all appurtenances shall be constructed in accordance with the design requirements of the supplying agency.
2. Connection Required. All mobile homes and such service and accessory buildings that include the use of water shall be connected to the approved water supply system.
3. Protection of Lines. Adequate provisions shall be made to protect water service lines from damage and freezing, including a shutoff valve on each mobile home lot below the frost line.
4. Fire Hydrants. Fire hydrants shall be installed in accordance with specifications of the water supplying agency..

(E) SEWAGE DISPOSAL.

1. Approved Sewerage System. All mobile home parks shall be connected to a municipal public sewerage system which system and all appurtenances shall be constructed in accordance with the design requirements of the operating agency.
2. Connection Required. All mobile homes and such service and accessory buildings that include the use of water shall be connected to the approved sewerage system.
3. Protection of System. Adequate provisions shall be made to protect sanitary sewers from storm water infiltration and breakage.

(F) STORM DRAINAGE.

1. Surface Drainage. The ground surface in all parts of the mobile home park shall be graded and equipped to drain all surface water in a safe and efficient manner. The storm drainage and retention system is to be submitted to the Township for approval prior to the issuance of any permit and the plan of drainage and retention shall conform in all respects to any Township ordinance relative thereto.

2. Drainage Structures. Storm sewers, culverts and related installations shall be provided to permit the unimpeded flow of natural water courses, to insure the drainage of all low points along the line of the mobile home park streets and to intercept storm water runoff along the mobile home park streets at intervals reasonably related to the extent and grade of the area drained.

3. Design Standards. The design standards applicable to the Township Subdivision and Land Development Ordinance shall be utilized.

(G) STREETS, PARKING, CURB AND SIDEWALK.

1. Streets. All mobile home park streets shall adhere to the design standards for streets in the Township Subdivision and Land Development Ordinance provided that:
 - a. All mobile home park streets shall be private streets;
 - b. All mobile home park streets shall have a minimum pavement width of twenty-four (24) feet; provided, however, if on-street parking is permitted, the minimum pavement width shall be thirty-four (34) feet.

2. Parking. Each mobile home shall be provided with a minimum of two (2) paved parking spaces of bituminous or concrete surface which shall be located on the mobile home lot. Off-lot parking spaces may be approved in the case of cluster type design. Off-street parking areas for additional vehicles of park occupants and guests shall be provided in such numbers and according to such design standards as may be specified by the Township.
3. Curb. Concrete curb, either rolled or straight, is required on all streets and parking compounds in the mobile home park. The curb shall be constructed in accordance with Township standards for the construction of curbing according to applicable Township ordinances.
4. Walks. Walkways shall be provided along all new streets and parking compounds located in the mobile home park unless it can be shown to the satisfaction of the Board of Supervisors that pedestrian traffic does not follow or mix with vehicular traffic, in which case, walkways following projected pedestrian patterns may be permitted. Such walkways shall

have a minimum width of four (4) feet and shall be constructed of an all-weather material approved by the Township.

5. Lighting. All streets, and all parking lots designed to accommodate more than four (4) cars, shall be lighted to provide a minimum of one (1) footcandle of illumination at the three (3) foot height above grade.

(H) GROUND COVER AND SCREENING.

1. Surface Protection. Ground surfaces in all parts of the mobile home park shall be paved, covered with other solid material or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. Harmful Vegetation. Mobile home park grounds shall be maintained free of vegetative growth which is poisonous, or which may harbor rodents, insects or other pests.
3. Screening. Screening, such as fences or natural growth, shall be provided along the property boundary line separating the mobile home park from adjacent properties. The height and type of the screening shall be determined by the Township, who shall

consider in such determination, the nature of the neighborhood and surrounding properties.

(I) ELECTRICAL DISTRIBUTION.

1. Every mobile home 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. Each mobile home shall be connected to this electrical distribution system and grounded in accordance with said specifications.

(J) SOLID WASTE AND VECTOR CONTROL.

1. Solid waste disposal and vector control shall be the responsibility of the mobile home park landowner and/or operator.

ARTICLE V - PERMITS, PLANS AND PROCEDURES

Section 1. Application for Permits. Any person desiring to construct, operate and maintain a mobile home park shall make application for a permit to the Township. The fee for the permit shall be Ten Dollars (\$10.00) per mobile home lot with a minimum of Fifty Dollars (\$50.00) per mobile home park. Each application shall be accompanied by appropriate plans and information as required by this Ordinance.

Section 2. Approval Procedures.

- (A) The number of applications and plans to be submitted and the procedure to be followed by the Township in processing said applications and plans shall be as described for Final Plan Application, Recording of Final Plan and Inspection of Improvements in the Township Subdivision and Land Development Ordinance.
- (B) A certificate to construct a mobile home park shall be issued only after a plan has been approved by the Township and any other agencies having jurisdiction. After the plans are approved, the certificate for construction of the mobile home park shall be issued. Such approval shall only serve as authority to construct the mobile home park in accordance with the requirements of this Ordinance. After construction of the mobile home park, the Township shall issue an operating permit authorizing the applicant to operate the mobile home park if it meets all the requirements of this Ordinance. This operating permit shall be valid for a period of one (1) year and shall be renewed on an annual basis.

Section 3. Plans.

- (A) The copies of all plans submitted with the

application for approval can be either black and white or blue and white prints, however, the development plan to be submitted for signatures and subsequent recording (two required) shall either be drawn with India ink on tracing cloth or be a transparent reproduction of the development plan with black line on cloth or stable plastic base film. The sheet size for development plans shall be either 18" x 22" or 24" x 36".

(B) The development plan shall be at a scale of fifty (50) feet or one hundred (100) feet to the inch. If the plan is drawn in two or more sections, a key map showing the location of the several sections shall be placed on each sheet. The plan shall show the following information:

1. Name or identifying title of the mobile home park and the municipality or municipalities in which it is located.
2. Name and address of the landowner of record.
3. Name and address of operator, if not the landowner of record.
4. Name and address of firm preparing plan.
5. North point, written scale, graphic scale,

plan date and the date of all revisions to the plan.

6. Mobile home lot numbers in consecutive order.
7. A list of site data, including:
 - a. Number of mobile home lots.
 - b. Number of acres of gross area.
 - c. Density per acre of gross area.
 - d. Number of off-street parking spaces.
 - e. Number of acres of recreational area.
 - f. Percentage of gross area as recreational area.
 - g. Proposed use of land.
 - h. Zoning district.
8. Source of title to the land as shown by the books of the Lancaster County Recorder of Deeds.
9. Names of the owners of all adjoining undeveloped land and the names of all existing developments immediately adjacent to the property.
10. A location map of the development at a minimum scale of two thousand (2,000) feet to the inch, showing the relation of the tract to adjoining property and to all streets and Township boundaries existing within one thousand (1,000) feet of any

part of the property proposed to be developed.

11. Accurate boundary lines, with dimensions and bearings, which provide a survey of the tract, closing with an error of not more than one (1) foot in ten thousand (10,000) feet. Certification to the accuracy of the survey, signed and sealed by the professional land surveyor responsible for said survey shall be provided.
12. Contours of existing elevations at intervals of two (2) feet. In areas of steep slopes (greater than 15%), five (5) foot contour intervals may be used and the location of bench mark and datum used shall be shown. United States Geodetic Surveys are not acceptable.
13. Soil types as indicated by the SCS USDA Soil Survey of Lancaster County.
14. Names and accurate locations and dimensions of all existing streets, railroads, public sewers, public water mains and feeder lines, fire hydrants, gas, electric and oil transmission lines, storm drains, watercourses, one hundred (100) year floodplain and other

significant features on or within two hundred (200) feet of any part of the property proposed to be developed and the location of all buildings and approximate location of all tree masses within the property.

15. Accurate locations and dimensions of all proposed mobile home stands, service and accessory buildings, recreational areas and facilities, parking facilities, walkways and curbs.
16. Proposed mobile home park street names and locations with street centerlines described by bearings and distances in feet and hundreds of feet. Centerline curve descriptions shall include radius, delta angle, tangent, arc and chord bearing and distance.
17. Clear sight triangles at all street intersections.
18. Typical street cross-sections for each proposed mobile home park street.
19. Building setback lines not less than the minimum as fixed by the Zoning Ordinance, or any other setback lines established by this Ordinance, by other public authority,

or those specified in any deed restrictions, whichever is greater.

20. Location of all mobile home lot lines.
21. Width and location of any easements for utilities and any limitations on such easements.
22. A note indicating the Township is not responsible for construction or maintenance of any area not dedicated for public use.
23. The following certificate shall be shown on the plan:
 - a. The seal and signature of the registered professional engineer, professional land surveyor or registered landscape architect who prepared the plan.
 - b. A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner of the property, to the effect that the mobile home park development shown on the final plan is the act and deed of the landowner, that he is the owner of the property shown on the survey and plan and that he desires the same to be recorded as

such. Said statement shall be dated following the last change or revision to the final plan.

- c. Certificate of dedication of any public property.
- d. Certificate for approval by the Board of Supervisors.
- e. Certificate for review by the Planning Commission.
- f. Certificate for review by the Township Engineer, if required by the Board of Supervisors.
- g. Certificate acknowledging that the plan has been reviewed by the Lancaster County Planning Commission.
- h. A certificate to accommodate the recording information required by the Lancaster County Recorder of Deeds.

(C) The landowner shall also submit:

- 1. A private street agreement establishing the conditions under which the private mobile home park streets will be constructed and maintained.
- 2. A letter from the postmaster of the area in which the development is located stating that the proposed street names are acceptable.

3. Final plans, profiles and cross-sections for street improvements, sanitary sewerage facilities, water distribution systems, gas and electric facilities.
4. The method and plan of garbage and refuse disposal.
5. Where the land included in the proposed development has a gas pipeline, petroleum products transmission line, electric transmission line, or any other cable or pipeline located thereon, the application shall be accompanied by a letter from the owner of such pipeline stating minimum distance requirements and restrictions on the use of the land.
6. A grading plan showing existing grades and proposed finished grades on the site.
7. A planting plan showing the location, size and type of all plant material to be installed on the site.
8. A storm water management plan, including storm water runoff calculations for pre-development and post-development conditions. Such plan shall be certified, with seal and signature, by the registered individual responsible for the plan.

9. An erosion and sedimentation control plan, conforming to the requirements of the Pennsylvania Department of Environmental Resources, any applicable Township Ordinance, and approved by the Lancaster County Soil Conservation District.
10. Such other certificates or letters of approval as may be required by the Township, including certificates approving the municipal water supply sytem and the municipal sanitary sewer system of the development.
11. A plan, approved by the applicable utility company, showing the location and type of street lights to be installed.
12. A properly executed Pennsylvania Department of Environmental Resources Planning Module for Land Development.
13. For development plans which include construction of public sewer extensions, pump stations, force mains or other similar facilities, a properly executed application for a Pennsylvania Department of Environmental Resources Water Quality Management Permit or Sewer Extension Permit, where applicable.

14. A check or money order drawn to the Township in the amount specified on the land development review fee schedule, as may be amended from time to time, adopted by resolution of the Board of Supervisors.

15. One of the following for guaranteeing improvements:

- a. A certificate from the developer, signed by the Board of Supervisors, that all improvements and installations in the mobile home park required by this Ordinance have been made or installed in accordance with specifications; or
- b. A performance bond, certified check or other financial security, which financial security may include a lending institution letter of credit or a restrictive or escrow account in a lending institution, satisfactory to the Board of Supervisors, which shall:
 - (1) Be made payable to or inure to the benefit of the Township.
 - (2) Be in an amount determined by the Township to be sufficient to complete the improvements and

installation in compliance with this Ordinance.

- (3) In the case of a bond, it shall also: (i) be with surety satisfactory to the Township and (ii) be in form, sufficiency and manner of execution acceptable to the Township.
- (4) The bond, certified check or other financial securities shall specify the time for the completion of the required improvements. Such time shall be satisfactory to the Township. When the improvements have been completed and approved by the Township, the guarantee shall be released and returned. As the required improvements progress and are approved by the Township, a portion of the bond, monies or other security commensurate with the cost of the improvements may be released and returned. The amount and provisions for release shall be within the sole discretion of the Township.

- (5) In the event that cash or its equivalent is deposited as an improvement guarantee, it shall be held in an escrow fund.

Section 4. Applicability. It shall be unlawful for any person to operate, construct or maintain a mobile home park within the Township without first obtaining approval of a plan, securing a zoning permit and an operating permit from the Township.

ARTICLE VI. - TERM OF PERMIT AND RENEWAL, ENFORCEMENT
TRANSFER AND REVOCATION

Section 1. Permit and Renewal. The operating permit issued by the Township shall expire one (1) year from the date of issuance, but may be renewed under the provisions of this Ordinance for additional periods of one (1) year each. A permit fee of Five Dollars (\$5.00) per mobile home lot must be paid for each year that the permit is renewed.

Section 2. Enforcement. The Board of Supervisors is specifically charged with the enforcement of this Ordinance, and shall make periodic inspections of mobile home parks by themselves or by a designated representative at reasonable intervals. The Board shall have the power to revoke permits to operate mobile home parks for the noncompliance with the provisions of this Ordinance. Any reference in this Ordinance to "Township", "Board" or "Board of Supervisors" shall be construed to mean the Board of Supervisors of East Lampeter Township, unless a different meaning or interpretation is clearly indicated.

Section 3. Transfer. The permits and certificates required by this Ordinance are not transferable either to a new location or to a new permittee at the same location.

Section 4. Changes. No person holding a certificate and/or operating permit under this Ordinance shall extend or reduce the area of any mobile home park, add any new facility or structure, or eliminate any existing facility or structure, until notice of such proposed change shall have been given to the Township and the Township shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed change is in accordance with all the requirements of this Ordinance. The Township shall either (1) approve the changes, (2) designate the reasons why the changes cannot be made or (3) advise the applicant of what additional changes and procedures are required in order to comply with the Ordinance before the proposed changes will be approved.

Section 5. Revocation. Any certificate and/or operating permit issued by the Township shall be subject to revocation by the Township in the event the person holding said certificate or permit shall violate any provision of this Ordinance, any of the laws of the Commonwealth of Pennsylvania or any rules and regulations promulgated thereunder pertaining thereto and said permit shall also be subject to revocation by the Township if the person holding said certificate or permit, under cover of such certificate or permit, violates or aids or abets in violating, or knowingly permits to be violated, any penal

Ordinances of the Township or laws of the Commonwealth of Pennsylvania, or any rules or regulations thereunder.

Section 6. Cancellation or Suspension. Upon conviction of any violation of this Ordinance, the certificate and/or operating permit shall be automatically canceled. The mobile home park shall not be operated as such until a new application shall be made for a certificate and/or operating permit hereunder, which application shall contain, in addition to all other items required by this Ordinance, reasonable assurances to prevent further violations of the nature for which conviction was a result. The Board of Supervisors, by resolution, may suspend the certificate and/or operating permit, and thus suspend the operation of a mobile home park, upon receipt of evidence of a violation. Such suspended certificate and/or operating permit may be reinstated for the balance of the year for which it was issued upon compliance by the holder thereof with all conditions for reinstatement set forth in the resolution of suspension. No person shall operate a mobile home park during the time when a certificate and/or operating permit shall have been canceled or suspended.

ARTICLE VII - MOBILE HOME PARK OPERATION

Section 1. In every mobile home park, a copy of the park permit and of this Ordinance shall be posted in the park office. A copy of all park regulations shall also be posted in the park office. The park register shall at all times be kept in said office.

Section 2. It is hereby made the duty of the landowner and/or operator, together with the permittee to:

- (A) Keep at all times a register of all occupants, which shall be open at all times to inspection by officers of the Township. Such register shall show for each occupant:
 - 1. Name and prior address and, for past occupants, a forwarding address.
 - 2. Dates of entrance and departure.
 - 3. The lot number upon which such mobile home is parked or located.
 - 4. The state license number of such mobile home and of the vehicle towing the same.
- (B) Maintain the mobile home park in a clean, orderly and sanitary condition at all times.
- (C) Comply with the provisions of this Ordinance and report promptly to the Township or applicable law enforcement officers any violations of this Ordinance or any other violations of law which may come to their attention.
- (D) Prevent the running loose of dogs, cats or other animals.
- (E) Maintain in convenient places, approved by the fire department, hand fire extinguishers, in the ratio of one (1) to each mobile home lot.

- (F) Prohibit the burning of trash or rubbish on the premises.
- (G) Prohibit the use of any mobile home by a greater number of occupants than that which it is designated to accommodate.
- (H) Prohibit the parking of any mobile home for use as living quarters if the said mobile home does not contain a minimum of four hundred (400) square feet of floor space.
- (I) Maintain control of rodents, vermin, insects and other pests.
- (J) Take action to prevent disorderly conduct or violation of any law or ordinance upon the premises and immediately report to the proper authorities any violations which may come to their attention.

Section 3. Removal of Mobile Homes. No mobile home shall be removed from the Township without first obtaining a removal permit from the Township Tax Collector, as required by Act No. 54 of July 8, 1969, of the Pennsylvania General Assembly, as it may have been amended. Such permit shall be issued upon payment of (1) a fee of Two Dollars (\$2.00) and (2) any real estate taxes levied against the mobile home and unpaid at the time the permit is requested.

ARTICLE VIII - WAIVERS

A waiver of any of the provisions of this Ordinance may be granted by the Board of Supervisors after application has been

made to said Board in writing with the request for specific waivers therein set forth, but after a public hearing thereon pursuant to public notice. The Board in the granting of any such waiver must make a specific finding that the grant of the waiver is in keeping with the spirit and interest of the Ordinance and that the grant will not have a detrimental effect upon the health safety and general welfare of the Township.

ARTICLE IX - PENALTY FOR VIOLATION

Any person who shall violate any of the provisions of this Ordinance shall, upon conviction thereof in a summary proceeding, before a District Justice, be sentenced to pay a fine of not more than Three Hundred Dollars (\$300.00) and cost of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days in the County Prison. Each day's continuance of a violation shall constitute a separate offense.

ARTICLE X - SEVERABILITY

The provisions of this Ordinance are severable and in the event that any provisions hereof should be declared invalid or unconstitutional, it is hereby declared to be the intent of the Board of Supervisors that the remaining portion thereof would have been enacted notwithstanding such judicial determination of the invalidity of any particular provision or provisions in any respect.

ARTICLE XI - REPEALER

All ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

ARTICLE XII - EFFECTIVE DATE

This Ordinance, is to become effective five (5) days after the adoption thereof.

ORDAINED AND ENACTED by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania this 4th day of October, 1982.

BOARD OF SUPERVISORS OF
EAST LAMPETER TOWNSHIP,
LANCASTER COUNTY, PENNSYLVANIA

By: Harry E. Landis
Harry E. Landis, Chairman

I, Ivan C. Miller, Secretary of the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an Ordinance duly adopted at a meeting of said Supervisors held on October 4, 1982, at which meeting a quorum was present and voted in favor thereof.

Ivan C. Miller
Ivan C. Miller, Secretary

