

Milford Township

Mobile Home Park

ORDINANCE

AN ORDINANCE REGULATING MOBILE HOME PARKS IN MILFORD TOWNSHIP; SETTING FORTH CERTAIN DEFINITIONS; MAKING IT UNLAWFUL TO CONSTRUCT, ALTER, EXTEND OR OPERATE A MOBILE HOME PARK WITHOUT A PERMIT FROM THE BUCKS COUNTY DEPARTMENT OF HEALTH AND WITHOUT A LICENSE FROM THE TOWNSHIP; PROVIDING FOR LICENSING AND SETTING FORTH THE REQUIREMENTS FOR OBTAINING THE SAME AND RENEWAL THEREOF INCLUDING THE PAYMENT OF FEES; SETTING FORTH THE INAPPLICABILITY OF CERTAIN PROVISIONS TO EXISTING LICENSED PARKS AND GRANTING SUCH PARKS TIME IN WHICH TO COMPLY WITH OTHER PROVISIONS THEREOF; REGULATING THEIR REGISTRATION AND TRANSFER; PROVIDING FOR PARK INSPECTORS AND SETTING FORTH THEIR DUTIES; SETTING FORTH REQUIREMENTS OF AREA, LOCATION, DRAINAGE AND GROUND COVER, SETBACK, BUFFER AND SIDE YARDS, PLACEMENT; PROHIBITING NONRESIDENTIAL USE; SETTING FORTH CERTAIN STREET AND PARKING, WALK AND DENSITY REQUIREMENTS; REGULATING THE WATER SUPPLY AND SYSTEM, THE SEWAGE SYSTEM, THE ELECTRICAL DISTRIBUTION SYSTEM; PROVIDING FOR SERVICE BUILDINGS AND OTHER SERVICE FACILITIES; REGULATING REFUSE HANDLING AND INSECT AND RODENT CONTROL, THE FUEL SUPPLY AND STORAGE; PROVIDING FOR FIRE PROTECTION; SETTING FORTH THE RESPONSIBILITIES OF THE PARK MANAGEMENT; REQUIRING A COPY OF THE ORDINANCE AND ALL RULES AND REGULATIONS TO BE POSTED; PROVIDING PENALTIES FOR VIOLATION AND FOR SUSPENSION AND REVOCATION OF LICENSE; PROVIDING SEVERABILITY; AND REVOKING A PRIOR ORDINANCE.

SECTION 1: SHORT TITLE AND DEFINITIONS

Short title - This Ordinance shall be known as and may be cited as the "Milford Township Mobile Home Park Ordinance."

Definitions - Unless a contrary intention clearly appears, the following words and phrases shall have, for the purpose of this Ordinance, the meanings given in the following clauses:

Mobile Home - A dwelling unit manufactured in one or more sections, designed for long-term occupancy; containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels, or on flatbed or other trailers; arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations. For the purpose of this Ordinance, travel trailers are not considered as mobile homes.

Board of Supervisors - The Board of Supervisors of Milford Township, Bucks County, Pennsylvania.

Mobile Home Site - A parcel of land in a mobile home park, constructed with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, and for the exclusive use of its occupants.

Mobile Home Park - A parcel of land under common ownership which has been planned and improved for the placement of mobile homes occupied for dwelling or sleeping purposes and for non-transient use.

Person - Any individual, firm, trust, partnership, public or private association or corporation or other entity.

Arterial Highway - Designed for large volumes and high speed traffic with access to abutting properties restricted.

Collector Road - Designed to carry a moderate volume of fast moving traffic from rural and residential streets to arterial streets, with access to abutting properties restricted.

Rural Road - Designed at present to provide access to the abutting properties; the design in the future will be to carry a moderate volume of traffic, to intercept residential streets, to provide routes to collector streets and to community facilities, and to provide access to the abutting properties.

Residential Street - Designed to provide access to the abutting properties and a route to collector and rural roads.

Marginal Access Street - Is a residential street which is parallel to and adjacent to an expressway, arterial highway or collector road; and which provides access to abutting properties and protection from through traffic.

Sewer Connection - The sewer connection consists of 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 - The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home site.

Water Connection - The water connection consists of 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 - The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home site.

Water Service Pipe - The water service pipe consists of 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 AND LICENSES

2.1 Permit and License Required

It shall be unlawful for any person to construct, alter, extend or operate any mobile home park within the limits of Milford Township unless he holds a valid permit issued by the Bucks County Department of Health in the name of such person for the specific construction, alteration, extension or operation proposed, and also a license issued by Milford Township under this Ordinance.

2.2 Application to Bucks County Department of Health

All applications for permits shall be made by the owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations, Bucks County Department of Health for Mobile Home Parks, approved March 2, 1964, as amended.

2.3 Application to Milford Township

Applications for a mobile home park license shall be filed with, and the license issued by, the Board of Supervisors. Applications shall be made by the owner, proprietor or operator of the mobile home park, shall be in writing, signed by the applicant and shall contain or be accompanied by the following:

- (a) The name and address of the applicant.
- (b) The location and legal description of the mobile home park.
- (c) A complete plan of the park showing compliance with the full and complete terms of this Ordinance and those of the Bucks County Department of Health Rules and Regulations concerning Mobile Home Parks.
- (d) Plans and Specifications of all roads, buildings, pads and other improvements constructed or to be constructed within the mobile home park.
- (e) A properly approved and recorded subdivision plan.
- (f) Such further information as may be requested by the Board of Supervisors to enable it to determine if the proposed park will comply with legal requirements.
- (g) A properly approved zoning permit.

*2.4 Inspection and Issuance of Licenses

The application and all accompanying plans and specifications shall be filed in quadruplicate. The Board of Supervisors, either in person or through an agent hereinafter referred to, shall investigate the application and inspect the proposed plans and specifications. Before approving any application, the Board of Supervisors shall submit the same to the Milford Township Planning Commission for review and to the Township Engineer and to the Mobile Home Park Inspector. If the plans and specifications of the proposed mobile home park are in compliance with all provisions of this Ordinance and all other applicable ordinance and statutes, the Board of Supervisors shall approve the application and upon completion of the park, according to the said plans and specifications, shall issue the license, which shall be valid until the following October 1.

2.5 Renewal Licenses

Renewal licenses for a period of one year shall be issued by the Board of Supervisors on or before October 1 of each year, after inspection by the Mobile Home Park Inspector, and after the applicant has furnished proof that his park continues to meet the standards prescribed by the Bucks County Department of Health and this Ordinance.

2.6 Fees

Each application for a new or renewal license hereunder shall be accompanied by payment of a license and inspection fee in the amount of \$10.00 per mobile home site. In the event that the Township Engineer or Mobile Home Park Inspector are required to perform additional or unusual services in determining and reviewing said application, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not the application is approved.

2.7 Limited Applicability to Existing Parks

Mobile home parks which are lawfully in existence and properly licensed at the effective date of this Ordinance shall not be required to comply with the provisions of this Ordinance, which are marked with an asterisk (*).

Mobile home parks which are lawfully in existence and properly licensed at the effective date of this Ordinance shall comply with all other provisions of this Ordinance on or before January 1, 1973.

Provided, however, that any alteration, extension or expansion of any mobile home park and any addition of mobile home sites thereto shall fully comply with all of the terms and provisions of this Ordinance.

No application under this section shall be required for mobile home parks lawfully in existence and properly licensed at the effective date of this Ordinance. Licenses for such parks shall be issued upon the filing of a registration statement listing all aspects of this Ordinance with which such park does not now comply. Licenses so issued under this paragraph shall be valid until October 1, 1972. No renewal of such license shall be issued unless and until the licensee has complied with all portions of this Ordinance with which they are required to comply.

SECTION 3: REGISTRATION

3.1 Department of Health Permit

It shall be unlawful for any person to operate any mobile home park within the limits of the Township of Milford unless he holds a currently valid certificate of registration issued by the Bucks County Department of Health in the name of such person for the specific mobile home park.

3.2 Transfer of Ownership

Every person holding a license shall file notice in writing to the Bucks County Department of Health and the Mobile Home Park Inspector within ten (10) days after having sold, transferred, given away, or otherwise disposed of any interest in or control of any mobile home park. If the Certificate of Registration is transferred by the Bucks County Department of Health, proof of such transfer shall be furnished to the Mobile Home Park Inspector forthwith.

SECTION 4: INSPECTION OF MOBILE HOME PARKS

4.1 Inspections

Upon notification to the licensee, manager, or person in charge of the park, a representative of Milford Township may inspect a mobile home park at any time to determine compliance with this Ordinance.

4.2 Inspector

Mobile Home Park Inspector is hereby designated as the person to make such inspections. Another or additional inspectors, who shall also be designated as Mobile Home Park Inspectors, may also be authorized to make inspections or additional inspections at the discretion of the Board of Supervisors.

4.3 Authorization to Act

Any Mobile Home Park Inspector may, in his discretion, give notice of violations of this Ordinance and issue notice thereof, without express authority from the Board of Supervisors in each instance.

SECTION 5: PARK CONSTRUCTION REQUIREMENTS

*5.1 Minimum Park Area

A mobile home park shall have a gross area of at least ten (10) contiguous acres of land.

5.2 Site Location

*(a) The park shall be situated on a well drained location.

(b) The park shall be properly graded to insure rapid drainage and freedom from stagnant pools of water. Walks, driveways and retaining walls shall be constructed so as not to interfere with drainage. Drainage shall be away from mobile home sites, service buildings and recreational areas. Disposal of storm water shall be through a separate storm sewer system and not into the sanitary sewer system.

5.3 Site Drainage Requirements

Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the surface of the ground in any part of a mobile home park.

5.4 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 low growing 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.

5.5 Park Areas for Non-Residential Uses

(a) No part of any mobile home park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of mobile home park residents and for the management and maintenance of the mobile home park.

*5.6 Required Setbacks, Buffer Strips and Side Yards

(a) All mobile homes shall be set back from park property boundary lines abutting a public street or road not less than the following:

Arterial Highway	120 feet
Collector Road	80 feet
Rural Road	60 feet
Residential Street	50 feet
Marginal Access Street	40 feet

These setback lines shall be measured from the center line.

All mobile homes and internal streets shall be at least fifteen (15) feet from any other park property boundary lines.

(b) No mobile home, including accessory structures attached thereto, shall be at any point closer than thirty (30) feet from any other mobile home, adjoining pavement of a park street, common parking area or other common area or structure.

5.7 Erection and Placement of Mobile Homes

*(a) Mobile homes shall be separated from each other and from other buildings and structures by at least thirty (30) feet on all sides.

*(b) Each mobile home shall be placed on a concrete pad of at least six inches thickness which shall have installed in it at least six tie down rings to which the mobile home shall be secured.

(c) 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.

(d) Each mobile home shall be set level on sturdy and substantial supports.

5.8 Park Street System

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

*(b) Access: The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement width of thirty-four (34) feet for a depth of at least one hundred (100) feet from the public street or road. No mobile home park shall have access directly onto any arterial highway as defined in Section 1. The edge of the entrance road shall not be any closer to any mobile home park boundary line than forty-three (43) feet.

(c) Required Illumination of Park Street Systems: All parks shall be furnished with lighting units so spaced, and equipped with luminaires placed at such mounting heights, as will provide adequate levels of illumination throughout the park for the safe movement of pedestrians and vehicles at night.

(d) Street Construction and Design Standards:

(1) Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than six (6) percent. Short runs with a maximum grade of ten (10) percent may be permitted, provided traffic safety is assured by appropriate surfacing and adequate leveling areas.

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

(3) A plan of the streets shall be provided with the application for the park license.

(4) No structure, fence, or planting shall be maintained between a line two (2) feet above the street level and a plane seven (7) feet above the street level so as to interfere with traffic visibility across the corner within the triangle bounded by the intersecting street lines and a straight line drawn between points on each street twenty-five (25) feet from the intersection of said street lines.

(5) Internal Streets: All roadways shall be constructed of concrete or macadam and shall be of sufficient width to accommodate anticipated traffic, and in any case shall be of a minimum width of twenty (20) feet. Dead-end streets shall be provided at the closed end with a turnaround having an outside roadway radius of at least forty (40) feet.

5.9 Off-Street Parking Areas

Off-street parking for at least two motor vehicles shall be provided at each mobile home site. All parking spaces and driveways shall be at least five (5) feet from any side or rear mobile home site line. Individual parking stalls shall have a width of at least ten (10) feet, and a length of at least twenty (20) feet. On street parking shall be prohibited. Off site common parking areas may be provided.

5.10 Walks

*(a) General Requirements: All parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, durable and convenient to maintain, between the park streets and all community facilities provided for park residents. Sudden changes in vertical alignment or gradient shall be prohibited.

*(b) Common Walk System: Where pedestrian traffic is concentrated, a common walk system shall be provided, such common walks shall have a minimum width of three and one-half (3-1/2) feet.

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

*(d) No internal road or street shall be closer than thirty (30) feet from any mobile home boundary line.

*5.11 Mobile Home Park Density

The maximum density of a mobile home park shall not exceed three (3) mobile homes per acre calculated on the basis of the gross area of the complete mobile home park. This gross area shall not include any areas of public road rights-of-way, or areas subject to periodic flooding.

5.12 Recreational Areas

Ten (10) percent of the gross area of a mobile home park as defined in Section 5.11 shall be devoted to a contiguous non-commercial recreational area for use by the mobile home park residents. Areas of any mobile home park interior road, water system, or sanitary sewer system shall not be included as part of the required recreational area. This recreational area shall be free of all roads or other obstructions or hazards.

SECTION 6: WATER SUPPLY

6.1 General Requirements

An adequate supply of water shall be provided for mobile homes, service buildings, and other accessory facilities. 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 Bucks County Department of Health or other authorities having jurisdiction.

6.2 Source of Supply

- (a) The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home, at a rate of at least 3 gallons per minute under a minimum pressure of 20 lbs. per square inch.
- (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) Water supply treatment, if necessary, shall be in accordance with the requirements of the Bucks County Department of Health.

6.3 Water Storage Facilities

All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such 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.

6.4 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.

6.5 Individual Water-Riser Pipes and Connections

- (a) Individual water-riser pipes shall be located within the confined area of the mobile home pad, 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 1/2 inch and terminate at least four inches above the ground surface. The water outlet shall be provided with a screw type cap when a mobile home does not occupy the site.
- (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 site.

SECTION 7: SEWAGE DISPOSAL

7.1 General Requirements

An adequate and safe public sewer system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Such system shall be designed, constructed and maintained in accordance with the Bucks County Department of Health or local health regulations. Where public sewers are accessible which are owned or operated by a municipality or a municipal authority, connection of the park sewer system shall be made into such public sewer.

7.2 Individual Sewer Connections

(a) Each mobile home site shall be provided with at least a four-inch inside diameter sewer riser pipe. The sewer riser pipe shall be so located on each pad 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 four inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. All joints shall be watertight.

(c) All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

(d) Provision shall be made for plugging the sewer riser pipe with a screw type watertight plug when a mobile home does not occupy the site. Surface drainage shall be diverted away from the riser.

7.3 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 Bucks County Department of Health, and shall have watertight joints.

7.4 Sewage Treatment and/or Discharge

(a) All proposed sewage disposal facilities shall be approved by the Bucks County Department of Health prior to construction, and by such other person as is so designated by the Board of Supervisors.

(b) Sewage facilities shall be sufficient to accomodate in-dwelling laundry facilities for each mobile home.

SECTION 8: ELECTRICAL DISTRIBUTION SYSTEM

8.1 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.

8.2 Power Distribution Lines

(a) Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home, service building or other structure.

(b) All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

8.3 Individual Electrical Connections

(a) Each mobile home site shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 1200/240 volts AC, 100 amperes.

8.4 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 SERVICE FACILITIES

9.1 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 and storage area;
- (b) Laundry facilities;
- (c) Indoor recreation areas.

9.2 Structural Requirements for Buildings

(a) All portions of the structure shall be properly protected from damage by ordinary uses and from 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 or indoor recreational areas shall:

(1) Contains separate toilet facilities for each sex.

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

(3) 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 percent of the floor area served by them.

(4) 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

10.1

The storage, collection and disposal of refuse in the mobile home park shall be so constructed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the Bucks County Department of Health rules and regulations governing mobile home parks. Collection of garbage and rubbish shall be provided not less frequently than weekly and the collection shall be made at each mobile home site. Between collections, garbage and refuse shall be stored in fly-tight, rodent-proof and water-tight containers. All park areas shall be kept free of litter and rubbish at all times.

SECTION 11: INSECT AND RODENT CONTROL

11.1

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Safe and effective methods and measures for the extermination and control of insects and rodents shall be practiced whenever necessary.

SECTION 12: FUEL SUPPLY AND STORAGE

12.1 Liquified Petroleum Gas Systems

(a) The design, installations and construction of containers and pertinent equipment for the storage and handling of liquified petroleum gases shall conform to the Act of Pennsylvania Legislation 1951, December 27, P.L. 1793 as it may be amended; and to the regulations therefor promulgated by the Pennsylvania Department of Labor and Industry or its successor.

(b) Liquified 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 Pennsylvania Department of Labor and Industry 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 accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

(3) All liquified petroleum gas piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment or systems in mobile homes.

(4) Vessels of at least 12 U.S. gallons and less than 60 U.S. gallons gross capacity shall be maintained in a vertical position and shall be securely, but not permanently, fastened to prevent accidental overturning. No vessel shall be placed any closer to a mobile home exit than five feet, and no closer to any window than three feet.

(5) No liquified petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure.

(6) All pipe connections shall be of a flare type.

12.2 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.

(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 inches of storage tanks.

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

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

SECTION 13: FIRE PROTECTION

13.1 Fire Alarms and Instructions

(a) Provisions shall be made for giving a general alarm in case of fire. A bell, iron hoop or a similar manually operated device may be used for this purpose. It shall be the duty of the mobile home park operator, owner and licensee to instruct all tenants of the means of summoning fire fighting apparatus, police, medical help, and of the proper operation of fire extinguishers.

13.2 Fire Extinguishers

(a) Every mobile home in the park shall be equipped with at least one (1) approved hand-operated fire extinguisher of a type suitable for use on oil fires, preferably the foam type. The extinguisher shall be installed on the inside of the mobile home in a fixed location, preferably near a door, but in no case in close proximity to the cooking or heating stove.

13.3 Litter Control

Mobile home park areas shall be kept free from litter, rubbish, and other flammable material.

13.4 Means of Egress

Two (2) doors, one located near each end of the mobile home, shall be provided on the side of the body. Doors and screen doors shall be of the hinged type, opening outwardly from the inside. Locks, when provided, shall be of the type that permits opening from the inside by the simple operation of knob or lever or by pressure against the door.

SECTION 14: CONTROLLING SALES OF NECESSITIES TO OCCUPANTS

Mobile home park management shall not act as middle man in the sale of necessities, such as fuel oil, milk, or other regularly used commodities to park occupants, thereby forcing higher than standard going prices for such commodities.

SECTION 15: MISCELLANEOUS REQUIREMENTS

15.1 Responsibilities of the Park Management

(a) The person to whom a license for a 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 equipment in good repair and in a clean and sanitary condition.

(b) The park management shall supervise the placement of each mobile home on its mobile home site which includes securing its stability and installing all utility connections.

(c) The park management shall give the Mobile Home Park Inspector free access to all mobile home sites, service buildings and other service facilities for the purpose of inspection.

(d) The mobile home licensee shall notify in writing the Board of Supervisors of the name of the owner of each mobile home in the park and of the arrival and departure of each mobile home.

(e) The person to whom a license for a mobile home park is issued shall be the person responsible for any violations of this Ordinance and shall be liable for prosecution therefor.

(f) The park management shall make provision so that all park streets shall be maintained in passable condition and snow shall be removed as soon as it is practical to do so.

(g) A copy of this Ordinance and copies of all rules and regulations of the mobile home park management shall be posted at a place accessible to all park occupants.

15.2 Removal of Mobile Homes

No mobile home, in a mobile home park, shall be removed from Milford Township without first obtaining a permit from the Milford Township Tax Collector, as required by Act No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee of two dollars (\$2.00) and taxes assessed against the home and all occupants thereof remaining unpaid at the time the permit is requested.

SECTION 16: PENALTIES

16.1 Summary Offense

Any person who violates any provision of this Ordinance shall be guilty of a summary offense and upon conviction shall be required to pay a penalty for the use of Milford Township in a sum not more than \$300.00, together with the costs of prosecution or shall be imprisoned in Bucks County Prison for a term not to exceed thirty (30) days or both. Each day that a violation is continued shall constitute a separate offense.

16.2 Revocation or Suspension of License

The Mobile Home Park Inspector shall make inspections of the park to assure compliance with this Ordinance and parks shall be open for such inspections at all reasonable hours. In case of non-compliance with any provision of this Ordinance, the Mobile Home Park Inspector shall serve warning to the licensee. Thereafter, upon failure of the licensee to cease said violation, or upon frequent violation of this Ordinance, the Supervisors or frequent violation, shall revoke said license. The license may be reissued if the circumstances leading to the revocation have been remedied and the park maintained and operated in full compliance with this Ordinance.

After the Mobile Home Park Inspector has served such a warning there shall be no occupants permitted into the park unless and until the Board of Supervisors has decided not to revoke the license or until the revoked license has been reinstated.

SECTION 17: SEVERABILITY AND REPEALER

17.1

The provisions of this Ordinance are severable, and if any of the provisions shall be held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not effect the validity of any of the remaining provisions of this Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provisions not been included herein.

17.2

Ordinance No. 1 of Milford Township enacted November 4, 1955 is hereby repealed.

SECTION 18: EFFECTIVE DATE

18.1

This Ordinance shall be effective on July 11, 1971.