

ARTICLE XIII
MH – MOBILE HOME PARK OVERLAY DISTRICT

1301 Purpose.

In accordance with the objectives of the Hereford Township and Washington Township Joint Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Ordinance, this overlay district has been established to accommodate mobile home communities within the rural context of Hereford Township and to require designs that will foster a pleasant, attractive, safe environment while preserving the benefit of relatively low cost traditionally associated with mobile home dwellings. The regulations set forth herein are intended to achieve the following specific purposes:

- A. To prevent overcrowding of the land and associated problems related to traffic, sewage disposal, and stormwater runoff;
- B. To address the legal obligation of the Township to accommodate low-cost housing in general and mobile home parks in particular; and
- C. To assure that mobile home parks which may be created subsequent to this Ordinance will be designed to provide a pleasant environment for residents while respecting the environmental constraints present on the tract so developed.

1302 Applicability.

The opportunity to develop in accordance with the provisions of this MH – Mobile Home Park Overlay District shall be deemed an overlay on any tract within the boundaries of the MH Overlay District, offering additional development opportunity beyond those of the applicable underlying zoning district(s). To utilize this overlay opportunity, development plans must comply with the standards and criteria of this Article. This MH Overlay District shall have no effect on the permitted uses available through the underlying zoning district(s). To the extent that the regulations and requirements within this Article differ from other provisions of this Chapter, the regulations and requirements of this Article shall govern any use or development undertaken in accordance with the MH Overlay.

1303 Permitted Uses.

- A. Uses by right.
 - 1. Mobile home parks.
 - 2. No-Impact Home-Based Business
 - 3. Uses customarily accessory to mobile home parks, including but not limited to: rental/sales office, indoor and outdoor recreational facilities, laundry

facilities, common open space and community building(s). The use of such accessory facilities and buildings within the mobile home park shall be limited to the residents of the mobile home park and their guests.

- 4. With the exception of No-Impact Home-Based Businesses, no part of a mobile home park shall be used for a nonresidential purpose, except such uses that are specifically required for the direct servicing and well being of mobile home park residents, for management and maintenance of the mobile home park, or those uses otherwise permitted by this Zoning Ordinance.

1304 Area and Bulk Regulations for Mobile Home Parks.

A. Area & Bulk Regulations Applicable to the Entirety of any Mobile Home Park.

- 1. The tract to be developed as a mobile home park shall satisfy the following conditions:

Minimum net lot area	15.0 acres
Minimum lot width at street line	75 feet
Minimum lot width at building line	500 feet
Minimum building setback from street right-of-way	50 feet
Minimum setback from perimeter of the tract for all Buildings and mobile home units	100 feet
Maximum percentage of impervious surface	45%
Minimum common open space	40%
Maximum building height	35 feet

- 2. The maximum building height stipulated here applies to stick-built structures only. Concrete pads, as described in Section 1304C, are the only type of foundation permitted for mobile home units. Except where necessary to achieve a level surface, elevated foundations are prohibited. Under no circumstances shall mobile home units be stacked. No mobile home unit, attached structure, or structure accessory to an individual unit (i.e., not used by or common to all residents of the mobile home park) shall exceed twenty (20) feet in height, with the exception of permitted television antennae.

B. Area & Bulk Regulations Applicable to Individual Mobile Homes

Each mobile home unit within a mobile home park shall be situated on a leased lot which shall satisfy the following conditions:

1. Units up to and including fourteen (14) feet in width shall be placed upon a leased lot of not less than five thousand (5,000) square feet with a minimum width of eighty (80) feet.
2. Units wider than fourteen (14) feet shall be placed upon a leased lot of not less than seven thousand five hundred (7,500) square feet with a minimum lot width of one hundred (100) feet.
3. Units shall be sited on the leased lots according to the following criteria:
 - a. Mobile homes placed on individual lots are encouraged to be placed off-center on the lots so as to provide a large usable open yard space and outdoor living area in one section of the lot.
 - b. Groups or clusters of units, so placed as to create interior spaces and courtyards, shall be incorporated whenever feasible.
 - c. There shall be variety in the arrangement and orientation of mobile homes, with particular attention given to topography and existing trees. Site layout shall be designed to ensure that mobile home units are offset to avoid long, uninterrupted corridors between the units.
 - d. The applicant is strongly encouraged to design the mobile home park so that many units have their long axis east-west, offering southern exposure to their longest wall and roof areas. When topographic conditions make a road layout for good solar orientation of units difficult or undesirable, lots should be laid out so that units can be oriented to the south to the greatest extent possible.
 - e. Each mobile home lot shall be clearly marked and shall contain a driveway with unobstructed access to an interior road.
 - f. Setback from the interior street providing access to the unit shall be no less than fifty (50) feet.
 - g. Setback from a public road right-of-way shall be no less than fifty (50) feet. No unit within the mobile home park shall have direct access to a public road.
 - h. Each mobile home unit shall have side yards of no less than fifteen (15) feet on each side.

- i. Each mobile home unit shall have a rear yard of no less than twenty (20) feet.
 - j. No portion of a mobile home unit or attached patio or porch shall be located within thirty (30) feet of any other mobile home unit or patio or porch attached to a mobile home unit.
 - k. No portion of a mobile home unit or attached patio or porch shall be located within fifty (50) feet of any service building. No permanent addition shall be built onto or become part of any mobile home except in accordance with all applicable state and local laws, ordinances, and regulations.
4. For each mobile home unit, there shall be a minimum of two (2) off-street parking spaces, provided either on the same leased lot as the mobile home unit or in a common parking area conveniently accessible to the units served. No parking spaces shall be permitted within the front yard area of a mobile home unit.
 5. Additional parking spaces for vehicles of non-residents shall be provided. A minimum of one (1) visitor space shall be provided for every three (3) mobile home lots. All visitor parking spaces shall be located within 200 feet of the mobile home spaces which are to be served.
 6. Mobile home park offices shall have a minimum of two (2) visitor spaces and one (1) space for every employee working the largest shift.
 7. Parking shall be prohibited on internal roads and it shall be the duty of the owner or operator of the mobile home park to enforce this provision.
 8. All mobile home parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for their intended use, durable and convenient to maintain, between the park streets and all community facilities provided for park residents.
 - (a) Where pedestrian traffic is concentrated, each walk shall have a minimum width of three and one-half feet.
 - (b) All mobile home sites shall be connected to common walks, and to roads or to driveways connecting to a paved street. Each such walk shall have a minimum width of two feet.
- C. Each mobile home shall be secured to its site as follows:
1. Each mobile home shall be set upon and securely fastened to a foundation of masonry block or concrete, with concrete pier footing extending at least

thirty-six (36) inches below finish grade. The quantity, diameter and location of such pier footings shall be in accordance with the manufacturer’s recommendations. The foundation shall not heave, shift or settle unevenly because of frost action, inadequate drainage, vibration or other forces acting on the superstructure. Each mobile home stand shall be equipped with properly designed utility connections.

2. Each mobile home unit shall be anchored to the mobile home pad where it is located prior to the unit being occupied or used in any other way, or prior to the expiration of seven days, whichever occurs first. The anchoring system shall be constructed as an integral component of the mobile home pad and shall be designed to resist a minimum wind velocity of 90 miles per hour and to prevent tilting of the unit. Anchoring devices shall be in the form of anchor bolts, auger anchors, or cable of adequate size and material to prevent such forces and shall be fastened securely to the base frame of the mobile home. If auger anchors are utilized, a minimum of six (6) auger anchors shall be utilized. If anchor bolts or cable are utilized, they shall be anchored to the footing with adequate anchor plates or hooks.
 3. Each mobile home placed within a mobile home park shall, prior to occupancy or other use or within sixty days of placement on the pad, whichever is earlier, have a skirt installed which is designed to complement the appearance of the mobile home and is coordinated with other units throughout the park. Skirting shall be provided between the mobile home and the finished grade around the entire base of each mobile home and shall be comprised of the same, to the extent possible, color and material as the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- D. A minimum of forty (40) percent of the gross tract area devoted to a mobile home park shall be reserved for common open space.
1. Such common open space may not include any lands within the required setbacks required in Section 1304(A).
 2. Common open space shall be designed and available for use by residents of the mobile home park and their guests, and may include recreational facilities. Common open space areas shall be located so as to be easily accessible to all residents of the mobile home park.
 3. No more than fifty (50) percent of the common open space shall be wetland, floodplain, slopes in excess of twenty-five (25) percent, wooded, or reserved for public improvements such as sewage disposal or stormwater management facilities.

4. Common open space areas shall be substantially free of structures, except those designed for recreational use.
5. The owner and/or operator of the mobile home park shall be responsible for the maintenance of all open space areas and recreational facilities. Failure to properly maintain all open space areas and recreational facilities shall constitute a nuisance. In the event that an open space area or recreational facility is not maintained, the Township may proceed to remedy such deficiency by enforcement of any applicable Township ordinance, by injunctive relief or by performing the necessary maintenance and assessing the cost of such maintenance, plus a penalty in the amount of fifteen percent (15%) of the cost of such maintenance, against the owner and/or operator and filing such cost and penalty as a municipal claim against the property. Maintenance of the open space or recreational facilities by the Township shall not relieve the owner and/or operator from prosecution or penalties under this Ordinance or other applicable ordinances.

1305 Application Procedure.

- A. An application for development of a lot or parcel of land for mobile home park purposes shall be made and approved before any zoning permit for such use shall issue.
- B. The Hereford Township Subdivision and Land Development Ordinance shall govern the processing of all applications for mobile home park development, and is accordingly incorporated herein in its entirety. Any application for a mobile home park development shall be considered a major land development.
- C. In addition to the requirements contained in the Hereford Township Subdivision and Land Development Ordinance, an application for preliminary or final approval of a mobile home park shall indicate by drawings, diagram, maps, text, affidavit or other legal instrument, the following:
 1. That the parcel or lot for which application is made is held in single and separate ownership;
 2. The placement, location and number of mobile home lots and mobile home pads on a layout map of the parcel at a scale of one inch equals fifty feet.
 3. The location and dimension of all driveways, pedestrian ways, parking facilities, sidewalks, and access roads with notation as to type of impervious cover.
 4. The locale, dimension and arrangement of all areas to be devoted to lawns, buffer strips, screen planting, and common open space including areas for recreation.

5. Location, dimension, and arrangement of all buildings existing or proposed to be built and all existing tree masses and trees of over six inch diameter at dbh.
6. Proposed provisions for handling of storm water drainage, street and on-site lighting, water supply and electrical supply in the form of written and diagrammatic analysis with calculations and conclusions prepared by a registered professional engineer.
7. Proposed provisions for treatment of sanitary sewage together with proof that the treatment and disposal of such sewage meets with the approval of the agency of the Commonwealth having jurisdiction over such matters.

1306 Water Supply.

All mobile home parks shall be connected to a public water supply when available. Mobile home parks unable to connect to a public water supply shall have an adequate potable water supply provided to all dwellings within a mobile home park. The mobile home park shall be served by one community water supply system meeting the provisions of the Hereford Township Subdivision and Land Development Ordinance, as applicable. Such systems shall be installed according to the requirements and standards of the Pennsylvania Department of Environmental Protection (DEP). In addition to such requirements, the water distribution system shall be constructed in accordance with the following:

- A. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position.
- B. The water-riser pipe shall extend at least four (4) inches above ground elevation. The pipe shall be at least three-fourth (3/4) inch. The water outlet shall be capped when a mobile home does not occupy the lot.
- C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and 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 of each mobile home lot.
- E. Underground stop and waste valves shall not be installed on any water service.

1307 Sanitary Sewage Disposal.

- A. All mobile home parks shall have a permitted sewage disposal facility in accordance with the rules and regulations of the PADEP and the Hereford Township Act 537 Sewage Facilities Plan. Wherever a public sewer system is available, and when consistent with the Act 537 Sewage Facilities Plan, all mobile home parks shall connect to the public system. All sewer systems shall be designed, constructed and maintained in accordance with the applicable regulations of the Pennsylvania Department of Environmental Protection and the Hereford Township Sewage Facilities Plan.
- B. If a public sewage system is not available, a privately owned community sewage treatment and disposal system(s) system may be utilized if consistent with the Township's Act 537 Sewage Facilities Plan. Individual On-site Sewage Systems are not permitted. For a privately owned community sewage treatment and disposal system(s), the owner of the mobile home park shall provide financial assurances for the repair or replacement of the privately-owned system. The design of a privately-owned community sewer system for a mobile home park shall be subject to the approval of the Hereford Township Board of Supervisors following review of the design by the Township Engineer. In addition, the sewage system shall be constructed in accordance with the following:
1. All mobile homes and service buildings shall include toilet facilities and shall be connected to an approved sewage system.
 2. Individual sewer riser pipes having at least a four (4) inch diameter shall be located on each mobile home stand and shall extend at least one (1) inch above ground level.
 3. Provisions shall be made for sealing the sewer riser pipe with a securely fastened plug or cap when the mobile home is unoccupied.
 4. Adequate provisions shall be made to protect sanitary sewers from storm water infiltration and leakage.

1308 Service Buildings & Facilities.

- A. Every mobile home park shall have a structure clearly designated as the office of the mobile home park manager.
- B. Service and accessory buildings located in a mobile home park shall be used only by the residents and employees of the mobile home park.
- C. Where a service building is provided, it must contain a toilet and a lavatory for each sex and storage areas for occupants of the park. In addition, the applicant may provide laundry facilities, repair shop, indoor recreational facilities and/or

commercial uses to supply essential goods and services to park residents only. It is also recommended that the applicant provide sheltered waiting areas for transportation and a mail box area for residents.

- D. Construction of service buildings shall be in compliance with all applicable building codes, plumbing codes, etc., and shall be maintained in a clean, sanitary and structurally safe condition. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance or penetration of moisture and weather.

1309 Accessory Buildings.

- A. The outdoor storage of boats, unlicensed vehicles, recreational vehicles and travel trailers exceeding ten (10) feet in height or twenty (20) feet in length, or any other type of trailer of any height or length shall not be permitted within mobile home parks. Likewise, there shall be no outdoor storage areas within the mobile home park.
- B. The mobile home park operator shall provide occupants of each mobile home lot with at least one hundred fifty (150) square feet of enclosed storage, or the mobile home park operator shall inform occupants of the prohibition of outdoor storage and the requirement to obtain a permit from the Township if the occupant desires to install a storage building. The type of storage facility shall be approved by the Township. The land development plan shall clearly depict any centralized storage facilities.
- C. All buildings within the mobile home park shall be used only by occupants of the mobile home park, guests of occupants, and employees of the mobile home park.
- D. No storage shall be permitted beneath a mobile home

1310 Fuel Supply & Storage.

- A. Liquefied petroleum gas systems.
 - 1. The design, installations and construction of containers and pertinent equipment for the storage and handling of liquefied petroleum gases shall conform to the Act of Pennsylvania Legislation 1951, December 27, P.L. 1793, as it may be amended by the Pennsylvania Department of Labor and Industry, or its successor.
 - 2. Liquefied 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:

- a. Systems shall be provided with safety devices to relieve pressures and shall be arranged so that the discharge terminates at a safe location.
- b. 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.
- c. All liquefied petroleum gas piping outside of the mobile home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment or systems in mobile homes.
- d. Vessels of at least twelve 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.
- e. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure.
- f. All pipe connections shall be of a flare type.

B. Fuel oil systems.

- 1. 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.
- 2. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- 3. 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.
- 4. 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.
- 5. Storage tanks located in areas subject to traffic shall be protected against physical damage.

C. Natural Gas System.

1. Natural gas piping systems when installed in mobile home parks shall be maintained in conformity with the specifications of the gas company serving the area.
2. Each mobile home lot provided with piped gas shall have an approved shut off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

1311 Electrical Distribution System.

A. General requirements

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with the electric power provider's specifications regulating such systems.

B. Power distribution lines

Main power lines shall be located underground. All conductors and cables shall be buried at least 36 inches below the ground surface and insulated and specially designed for that purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas, or communication lines.

C. Individual electrical connections

1. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.
2. The mobile home shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and a male attachment plug.
3. Where the calculated load of the mobile home is more than 60 amperes, either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.
4. Meter poles shall have a maximum height of six (6) feet.

D. 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.

1312 Fire Protection.

- A. All mobile home parks served by public water shall be provided with fire hydrants which meet the specifications of the National Fire Protection Association and the Township Fire Protection Standards, but in any case, in sufficient numbers to be within six hundred feet of all existing and proposed structures and mobile homes, measured by way of accessible roads.
- B. Portable hand-operated fire extinguishers of a type suitable for use on oil fires and approved by the local fire prevention authority shall be kept in each service building under park control and shall be required by the mobile home operator to be placed in each mobile home in the park, located inside the mobile home in a fixed location preferably near a door but not in close proximity to cooking facilities.
- C. The mobile home park manager shall consult periodically with the local fire prevention authority as to proper fire prevention practices, accessibility of roads, testing of fire hydrant pressure, location and operation of equipment, community education programs, and the like.
- D. Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.
- E. Adequate water capacity for fire protection shall be stored within, or immediately adjacent to, the mobile home park.

1313 Landscaping & Screening.

In addition to screen plantings within the perimeter setback area and street trees in compliance with the requirements of Section 1708 herein, a mobile home park shall comply with the following landscape requirements:

- A. Disturbed topsoil shall be stockpiled and replaced after construction.
- B. Deciduous trees of varying species shall be planted within the mobile home park at the ratio of two per mobile home. In the event that a substantial portion of the tract is wooded and a substantial number of trees remain after development the governing body may modify this requirement.
- C. Deciduous and/or evergreen shrubs of varying species shall also be planted within the mobile home park at a ratio of at least four per mobile home.

- D. Planting of landscape material shall be in accordance with a plan prepared by a registered landscape architect and approved by the Township. Planting of landscape material shall be completed within six months of approval of the final plan, and failure to carry out the landscaping plan within such time shall warrant denial of the issuance or renewal of the park's annual license under Section 1315 herein.
- E. Required screen plantings shall consist of mixed evergreens and deciduous plant material of varying species. At the time of planting, a sufficient amount of evergreen material to visually screen the property shall be installed from the ground level to a minimum of at least six (6) feet in height (after planting), and no less than ten feet apart along the entire perimeter of the mobile home park tract, broken only by vehicle and pedestrian accessways.
- F. Plantings shall be maintained permanently and replaced within one year in the event of death of any plant material. Plantings shall not be placed closer than three feet from any property line. If plantings are not properly maintained, this provision may be enforced by means of the annual licensing provisions in Section 1315 herein.
- G. All existing deciduous and evergreen trees equal to or greater than three (3) inches in diameter at breast height (dbh) and/or eight (8) feet in height shall be preserved in the buffer areas, except where clearance is required to insure sight distance.
- H. A minimum of fifty percent (50%) of plant material shall be evergreen.

1314 Solid Waste Collection & Disposal.

- A. The storage, collection and disposal of refuse in the mobile home park shall be the responsibility of the mobile home park owner or manager and shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with all applicable Township and State regulations. Provisions shall be made by the mobile home park operator to have garbage and waste collected at least once every week, and shall be deposited at an approved disposal site.
- B. All mobile home parks shall be provided with solid waste collection stations at convenient but inconspicuous locations, each serving not more than 15 mobile homes, and consisting of self-closing containers, with separate containers for garbage and trash, placed on a concrete slab and accessible for truck pick-up, and completely screened from view by solid fencing.

1315 Permits, Licenses & Inspections.

- A. Permits. It shall be unlawful for any person to construct, alter or extend or operate a mobile home park within Hereford Township unless and until he obtains a permit issued by the Hereford Township zoning officer in the name of the operator, which

shall not be issued until a copy of all permits for water supply and sewage systems shall have been obtained and all other requirements contained herein have been complied with, and final approval of the application has been granted by the Board of Supervisors.

- B. Annual licenses. In addition to the initial permits, the operator of a mobile home park shall apply to the Hereford Township Zoning Officer on or before the first day of July each year for an annual license to continue operation of the mobile home park.
1. Applications for an annual license to operate a mobile home park shall be made in writing by the mobile home park operator under oath and in the form prescribed by the Board of Supervisors of the Township and shall contain the following:
 - a. The name and address of the applicant. If the applicant is a partnership or association, the application shall furnish the names and addresses of all partners. If the applicant is a corporation, the application shall furnish the names and addresses of each officer and director thereof.
 - b. The address and description of the premises upon which the mobile home park is to be operated.
 - c. The names and addresses of any owner or owners of said property, if other than the applicant.
 - d. The location of any structures erected on the premises.
 - e. A description of the operation plan for said mobile home park.
 - f. The application shall be signed by the applicant, if the applicant is an individual; by all members of the association or partnership, if the applicant is an association or partnership; or by the president and attested by the secretary, if the applicant is a corporation.
 2. Upon receipt of the application for annual license and all required fees, and before issuing such annual license, the zoning officer or other designated representative of Hereford Township shall make an inspection of the mobile home park to determine compliance with this Ordinance. The zoning officer or other representative shall thereafter notify the licensee of any instances of noncompliance with the Ordinance and shall not issue the annual license until the licensee has corrected all such violations.
 3. No license shall be granted or renewed unless:

- a. The application and operational plans are in compliance with this ordinance.
 - b. The applicant has received all required zoning and subdivision and/or land development approvals.
 - c. The applicant has received all approvals required from the Department of Environmental Protection.
 - d. The applicant does not have outstanding violations of other Township codes or ordinances.
4. If the application for a license to operate a mobile home park is granted, the Township Zoning Officer shall issue a license to the applicant designating the name of the mobile home park operator, the address of the mobile home park and the applicable dates of the license.
 5. A license may be renewed under the provisions of this Ordinance for additional periods of one year each pending an onsite inspection by a designated representative of Hereford Township and satisfactory proof that the park continues to meet the standards prescribed by state and county agencies having jurisdiction and the standards of the Ordinances of Hereford Township. The license so issued shall be valid for one year from the date of issuance. The license fee must be paid for each year that the license is renewed.
 6. No license under this Ordinance shall be transferred or assigned or used by any person other than the one to whom it was issued, and no mobile home park operator's license shall be issued at any location other than the one prescribed in the application upon which it is issued.
 7. All mobile home park licenses and Section 1316D, Mobile Home Park Operations, of this Ordinance shall be conspicuously posted in the Park Manager's office.
- C. Fees.
1. Fees for the initial application/or new construction, permits, preliminary and final approval, annual licenses, and alteration or extensions shall be prescribed by resolution of the Board of Supervisors, which fees shall be submitted to the Zoning Officer.
 2. The fee for the annual license shall be for each mobile home stand in use for any part of the license year and shall be submitted to the zoning officer with the application for the annual license.

- D. Inspections. Any duly authorized agent of Hereford Township may inspect a mobile home park at any reasonable time to determine compliance with this Ordinance.
- E. Authorized Removal. No person shall remove a mobile home from any mobile home development unless he first obtains a certificate indicating that all current taxes have been paid. The Certificate shall be obtained from the Township Tax collector.

1316 Applicability to an Existing Mobile Home Park.

Mobile home parks in existence or approved for expansion upon the effective date of this Ordinance shall be required to meet all applicable standards of the Pennsylvania Department of Environmental Protection. In addition, such mobile home parks shall be subject to all provisions of this Ordinance except those provisions in Sections 1304, 1305, 1313 and 1319 which are specifically intended to apply to the development of new mobile home parks. Any expansion or alteration of existing mobile home parks not approved prior to the effective date of this Ordinance shall be subject to this Ordinance in its entirety.

1317 Maintenance.

- A. Owner responsibilities. The operator and owner shall be responsible for maintaining all common facilities including, but not limited to roads, parking areas, sidewalks, or pathways, common open space, water supply and sewage disposal systems and service buildings, in a condition of proper repair and maintenance. If upon inspection by a zoning officer or other representative it is determined that the mobile home park is not in compliance with this standard of maintenance, the licensee shall be considered to be in violation of this Ordinance and the zoning officer shall notify the operator or licensee of the particulars of any such violation.
- B. Snow removal. All roads shall be kept cleared of snow to insure safe passage of park occupants and ready access for emergency vehicles.
- C. Street Lighting. The mobile home park operator shall be responsible for the maintenance of a system of street lighting fixtures sufficient to provide adequate levels of illumination throughout the park for the safe movement of vehicles and pedestrians at night.
- D. Mobile Home Park Operation. The owner and/or operator of a mobile home park shall be responsible for the maintenance of such mobile home park. Such maintenance shall include but not be limited to:
 - 1. Maintaining the mobile home park in a clean, orderly and sanitary condition at all times.
 - 2. Ensuring compliance with all provisions of this Ordinance and reporting to the Township any violations of this Ordinance.

3. Requiring residents of the mobile home park to prevent the running at large of dogs, cats or other animals.
4. Requiring the installation of smoke detectors in all mobile homes within the mobile home park and taking all steps necessary to ensure compliance with this provision.
5. Prohibiting the burning of trash or rubbish within the mobile home park.
6. Prohibiting the use of any mobile home by a greater number of occupants than that which it is designed to accommodate.
7. Prohibiting the parking of any mobile home for use as living quarters if said mobile home does not contain a minimum of five hundred (500) square feet of floor space.
8. Maintaining control of rodents, vermin, insects and other pests in all common areas and requiring all mobile home park residents to maintain their mobile homes and mobile home lots in a manner that will control rodents, vermin, insects and other pests.
9. Preventing disorderly conduct or the violation of laws or ordinances within the mobile home park and immediately reporting to the Township any violation of laws or ordinances.
10. Ensuring that all ground surfaces are paved, covered with solid material or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
11. Maintaining the grounds of the mobile home park free of vegetative growth which is poisonous or which may harbor rodents, insects harmful to humans or other pests harmful to humans.
12. Ensuring that the roads within the mobile home park are accessible to emergency vehicles at all times and enforcing the parking of the vehicles of all residents, employees, and visitors of the mobile home park.

1318 Failure to Maintain.

- A. The operator and owner of a mobile home park shall be responsible for maintaining all common facilities including, but not limited to roads, parking areas, sidewalks or pathways, lighting, signage, recreational and open space areas and facilities, water supply and sewage disposal systems and service buildings, in a condition of proper repair and maintenance. If, upon inspection by the Zoning Officer or other representative, it is determined that the mobile home park is not in compliance with this standard of maintenance, the licensee shall be considered to be in violation of this

Ordinance and the Zoning Officer shall notify the operator or licensee of the particulars of any such violation.

- B. The operator and licensee shall thereafter have thirty days in which to correct any such violations, except that if the violation is determined by the zoning officer or other Township representative to constitute a hazard to the health or safety of the residents of the mobile home park, he shall order that the violation be corrected forthwith.

1319 Maintenance Bond.

- A. The licensee of a mobile home park shall, prior to issuance of any certificate of occupancy pursuant to final approval of an application, post with the township, a maintenance bond in a form acceptable to the township solicitor in an amount sufficient to cover for a period of two years, the cost of maintenance of all common facilities, as determined by the township zoning officer or other Township representative. The bond shall remain in effect for the duration of the operation of the mobile home park.
- B. In the event of non-compliance with an order pursuant to Section 1318, whether a thirty-day order or an order to correct violations forthwith, the township may forfeit the maintenance bond and use the proceeds thereof to effect correction of the violations.

1320 Register.

The operator shall maintain, at all times, a register of all occupants which shall be open to inspection by the officers or agents of the Township and shall be provided to the Township Secretary twice a year no later than December 31 and June 30. Such register shall contain, at a minimum, the following information:

- A. The name and prior address of the occupant and the name and forwarding address for prior occupants.
- B. The date of entrance and departure.
- C. The lot number upon which the mobile home is or was located.
- D. A reasonable description of the mobile home on the lot.

1321 Violations.

- A. Revocation or suspension of license. Upon repeated violations of this Ordinance or other applicable ordinances or of any applicable laws of the Commonwealth of Pennsylvania or any rules and regulations promulgated by any agency of the Commonwealth, by the same licensee, his right to the issuance of a license or to

continued operation under a license may be suspended for a fixed term or permanently revoked, after notice and hearing, subject to the right of appeal to the Berks County Common Pleas Court. Any revocation of the license shall be made by written notice to the mobile home park operator setting forth the grounds for such revocation. Upon revocation of a license, the mobile home park will not be subject to hardship, but no new mobile homes may be installed within the mobile home park until a new application shall be made and granted. Such application shall contain reasonable assurances to prevent further violations of the ordinances or laws or regulations which were violated. The revoked license may be reissued for the remainder of the period for which it was issued upon compliance of the license holder with all conditions for the reissuance. No person shall expand or install mobile homes within a mobile home park during the time period when a license shall have been revoked.

B. Changes. No person, holding a license 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 and application for 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 license, that such proposed change is in accordance with all the requirements of this Ordinance or other applicable ordinances or of any applicable laws of the Commonwealth of Pennsylvania or any rules and regulations promulgated by any agency of the Commonwealth. The Township shall either approve the changes, designate the reasons why the changes cannot be made, or advise the applicant of which additional changes are required in order to comply with the Ordinance before the proposed changes will be approved.

C. Notice.

1. Method of serving notice. Township may serve written notice of violations of this Ordinance upon the mobile home park operator in one (1) of the following ways:

- a.. By mailing a copy of the notice to the mobile home park operator by any form of mail requiring a receipt signed by the mobile home park operator or his agent.
- b. By personal delivery of the notice to the mobile home park operator.
- c. By handing a copy of the notice at the residence or office of the mobile home park operator or to an adult person in charge of such residence.
- d. By fixing a copy of the notice to the door at the entrance of the residence or office of the mobile home park operator.

2. Contents of notice. The notice shall set forth:
 - a. The nature and extent of the violation or offense.
 - b. The period or periods of time over which the violation has occurred.
 - c. The identity of the person giving notice.
 - d. The date and time of the sending or posting of the notice.
 - e. A time period within which the violation must be removed.
 - f. A statement to the effect that the Township may take steps to enforce this Ordinance if the violation is not removed within the time set forth in the notice.