

Chapter 14

Mobile Homes and Mobile Home Parks

Part 1

Mobile Home Park Ordinance

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Part 1**Mobile Home Park Ordinance****§14-101. Title.**

These regulations shall be known and may be cited as the “Mobile Home Park Ordinance of Covington Township, County of Tioga, Pennsylvania.”

(*Ord. 2/2/1993*, §101)

§14-102. Intent.

These regulations are hereby established to set requirements for the design, construction, alteration, extension and maintenance of mobile home parks and related utilities and facilities for the purpose of promoting and safeguarding the public health, safety, comfort and welfare.

(*Ord. 2/2/1993*, §102)

§14-103. Authority.

The Township has jurisdiction and control of land use and development as set forth in Act 247 (as amended by Act 93 and Act 194, and other amendments), the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, and the Second Class Township Code as amended and supplemented.

(*Ord. 2/2/1993*, §103; as amended by *Ord. 11-2011(b)*, 11/29/2011)

§14-104. Definitions; General.

1. As used in these regulations, words in the singular include the plural, and those in the plural include the singular. The words “shall” and “will,” for the purpose of these regulations, are defined as mandatory.

2. The words or terms expressly defined in the subdivision and land development regulations, shall have the same meaning and definitions for the purpose of these regulations.

(*Ord. 2/2/21993*, §104)

§14-105. Definitions; Specific Terms.

As used in these regulations, additional specific terms or words shall be defined as follows. Unless otherwise expressly stated, the following definitions shall, for the purpose of these regulations, have the meaning herein indicated. Any pertinent word or term not a part of this listing, but vital to the interpretation of these regulations, shall be construed to have its legal definition.

Extermination—the control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping or by any other recognized pest-elimination method.

Health Authority—the legally designated health authority of Pennsylvania

(Pennsylvania Department of Environmental Protection). [Ord. 1-2004]

Mobile home—a transportable, single-family dwelling intended for permanent occupancy, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated 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.

Mobile home lot—a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

Mobile home park—a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Mobile home stand—that part of an individual lot which has been reserved for the placement of one mobile home.

Park management—the person who owns or has charge, care or control of the mobile home park.

Permit—written approval, in whatever form as issued by Covington Township, authorizing a person to operate and maintain a mobile home park.

Person—any individual, firm, trust, partnership, public or private association or corporation or other entity.

Recreational vehicle—a vehicle with or without motor power which may be towed on the public highways by a passenger vehicle or self-propelled without a special permit and which is designed for human occupancy under transient circumstances, such as camping, travel or other recreational uses, sometimes variously known as a “travel trailer,” a “camping trailer” or a “motor home.”

Refuse—all perishable and non-perishable solids except body wastes, including garbage, rubbish, ashes and dead animals. [Ord. 11-2011(b)]

Service or recreational building—a structure, housing operation, office, recreational, park maintenance and other facilities built to conform to required local standards.

Sewer connection—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—that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

Water connections—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—that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

Water service pipe—all pipes, fittings, valves and appurtenances from the water main of the park distribution system within the mobile home.

(Ord. 2/2/1993, §105; as amended by Ord. 1-2004, 6/21/2004; and by Ord. 11-2011(b), 11/29/2011)

§14-106. Mobile Home Park Plans.

All proposed mobile home parks shall follow the regular procedures and requirements of a normal subdivision as set forth in Covington Township subdivision and land development ordinances and regulations as well as comply with Tioga County ordinances and regulations.

(*Ord. 2/2/1993*, §106; as amended by *Ord. 1-2004*, 6/21/2004)

§14-107. Park Construction Requirements.

1. A mobile home park shall have a gross area of at least 44,000 contiguous square feet of land. [*Ord. 11-2011(b)*]

2. The location of all mobile home parks shall comply with the following minimum requirements:

A. Not subject to flooding or mudslide prone areas.

B. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas.

C. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.

3. A recreation area shall be required if there are 40 or more lots. [*Ord. 11-2011(b)*]

4. All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night. [*Ord. 11-2011(b)*]

5. If the size of the trailer on the lot is increased the minimum lot size shall be increased to 6,600 square feet (lot size of 60 feet by 110 feet). [*Ord. 1-2004*]

6. The park owner shall provide for overflow parking; one extra parking space for every three lots. Recreational vehicles are not to be permitted to be stored on the lot and, if provisions are made for storage, they must be in separate fenced area. [*Ord. 11-2011(b)*]

7. Skirting for the mobile home must be installed within 60 days of placing a mobile home on a lot. [*Ord. 11-2011(b)*]

(*Ord. 2/2/1993*, §107; as amended by *Ord. 1-2004*, 6/21/2004; and by *Ord. 11-2011(b)*, 11/29/2011)

§14-108. Park Drainage Requirements.

The grounds of the mobile home park shall be graded in such a manner that will not create excessive water run-off damage, create wetlands, or other environmental hazards on or off lot.

(*Ord. 2/2/1993*, §108)

§14-109. Lots, Setbacks and Screening.

1. All lots shall have a minimum lot area of 10,000 square feet and shall be not less than 75 feet wide at the setback line for doublewide mobile homes, and a minimum

lot size of 6,600 square feet (lot size of 60 feet by 110 feet) for single wide homes. [Ord. 11-2011(b)]

2. Mobile homes shall be located at least 50 feet from the right-of-way of all public roads and highways and at least 50 feet from any other park property boundary lines. [Ord. 11-2011(b)]

3. Front yard setback shall be a minimum of 10 feet from the park road right-of-ways.

4. Side of yard and rear yard setback shall be a minimum of 20 feet from the lot boundary.

5. The Board of Supervisors has the right to require screening material such as fences or natural growth along the park boundary adjacent to residential areas.

(Ord. 2/2/1993, §109; as amended by Ord. 1-2004, 6/21/2004; and by Ord. 11-2011(b), 11/29/2011)

§14-110. Mobile Home Park Road System.

1. The park road system shall have road widths of a minimum of 20 feet. [Ord. 11-2011(b)]

2. All roads shall be of a gravel or paved surface with sufficient gravel base so that the mobile home park system will be free of mud and sink holes.

3. Grades of all park roads shall be a minimum of 1% to insure adequate surface drainage, but shall not exceed 10%.

4. Road Intersections.

A. Curbs, where required, shall be installed by the subdivider along the roads or where deemed necessary for public safety as determined by the Board of Supervisors.

B. Where the grade of any road at the approach to an intersection exceeds 5%, a leveling area shall be provided with a transitional grade not to exceed 2% for a distance of 25 feet from the nearest right-of-way line of the intersection.

C. Multiple intersections of more than four roads shall be prohibited.

5. Dead-end mobile home park roads shall be provided with a cul-de-sac with a minimum of 80 feet. This shall be required at all dead-end roads. [Ord. 11-2011(b)]

6. Driveways.

A. Driveways shall be located to provide the best visibility possible within the limits of the property that each driveway serves.

B. Driveways shall be constructed not to interfere with roadway drainage. Cross drains shall be constructed beneath the driveway where required to provide adequate drainage.

C. Off-road parking for a minimum of two vehicles shall be provided at each mobile home lot. Parking spaces shall be a minimum of 20 feet by 10 feet and shall be provided with a dust free surface.

7. The road system installed in any mobile home park is to be lighted. [Ord. 1-2004]

(Ord. 2/2/21993, §110; as amended by Ord. 1-2004, 6/21/2004; and by Ord. 11-2011(b),

11/29/2011)

§14-111. Water Supply.

1. If public water supply is available or definitely planned for the area, then provisions shall be made for its immediate and eventual use.

2. Community wells or project wells for water supply shall be approved by the Pennsylvania Department of Environmental Protection and the Board of Supervisors. [Ord. 1-2004]

3. Fire hydrants shall be installed for locations as per the Township specifications if municipal water is available.

4. If municipal water source is not available, private water source shall meet all the standards of the Department of Environmental Protection and the Board of Supervisors. This water supply cannot be located on a proposed mobile home site. [Ord. 1-2004]

(Ord. 2/2/1993, §111; as amended by Ord. 1-2004, 6/21/2004)

§14-112. Sewage Disposal.

All mobile home parks where municipal sewage is available (within 1500 feet), must use the municipal service. Where municipal sewage is not available, a sewage system approved by the Department of Environmental Protection is required but cannot be placed in a proposed mobile home site. In areas where a municipal sewer is available, all properties within the subdivision shall be connected thereto.

(Ord. 2/2/1993, §112; as amended by Ord. 1-2004, 6/21/2004)

§14-113. Sanitary Sewage Treatment Plant.

Installation of a sanitary sewage treatment plant and other appurtenances shall be subject to approval by the Pennsylvania Department of Environmental Protection and the Board of Supervisors.

(Ord. 2/2/1993, §113; as amended by Ord. 1-2004, 6/21/2004)

§14-114. Storm Drains and Facilities.

1. Storm sewers shall be located in the right-of-way or in a drainage easement.

2. In the design of storm drain installation, special consideration shall be given to avoidance of problems which may arise from concentration of stormwater run-off over adjacent properties.

3. Bridges and culverts shall be designed to support the expected loads, to carry expected flows, and be constructed the full width of the right-of-way, where deemed necessary by the Board of Supervisors.

(Ord. 2/2/1993, §114)

§14-115. Erection and Placement of Mobile Homes.

1. Mobile homes shall be separated from each other and from other buildings and structures by at least 40 feet on all sides. Storage buildings are excluded from this requirement. [Ord. 11-2011(b)]

2. 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.

(*Ord. 2/2/1993*, §115; as amended by *Ord. 1-2004*, 6/21/2004; and by *Ord. 11-2011(b)*, 11/29/2011)

§14-116. Mobile Home Stands or Pads.

General Requirements. The area of the mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile homes, thereby securing the superstructure against uplift, sliding, rotation and overturning.

A. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting upon the structure.

B. A mobile home stand area shall be prepared by removing the topsoil and grading to slope of not more than 1% in any direction. The soil in the area of a mobile home stand must be capable of supporting the weight of a mobile home and must not be alluvial or highly organic. [*Ord. 11-2011(b)*]

(*Ord. 2/2/1993*, §116; as amended by *Ord. 11-2011(b)*, 11/29/2011)

§14-117. Hydrants.

Fire hydrants, if provided, shall be located within 600 feet of any mobile home, service building or other structure in the park and shall be installed in accordance with Township specifications.

(*Ord. 2/2/1993*, §117)

§14-118. Storage Facilities.

1. Storage facilities shall be permitted on each mobile home lot in the mobile home park, provided such facilities are allowed by the park management.

2. Such facilities shall be designed in a manner that will enhance the appearance of the mobile home park, shall not obstruct any mobile home opening for light and ventilation, shall not inhibit inspection of mobile home equipment and utility connections, shall be located at least 3 feet from any lot line and shall not be located in the front yard of any lot. [*Ord. 11-2011(b)*]

3. Such storage facility shall be portable and will not exceed a maximum ground size of 10 feet x 12 feet with a maximum overhang and/or roof of 6 inches per side. There will be no more than one shed per mobile home lot and each storage facility shall be contained to each individual lot. [*Ord. 7/11/2005*]

(*Ord. 2/2/1993*, §118; as amended by *Ord. 7/11/2005*; and by *Ord. 11-2011(b)*, 11/29/2011)

§14-119. Service Buildings and Other Community Service Facilities.

1. *Applicability.* The requirements of this Section shall apply to service buildings, recreational buildings and other community service facilities when constructed such as:

A. Management offices, repair shops and storage areas.

B. Laundry facilities.

C. Indoor recreation areas.

D. Commercial uses supplying essential goods and services for the exclusive use of park occupants.

2. *Structural Requirements for Buildings.* All buildings shall comply with the local building code as adopted by Covington Township. [Ord. 11-2011(b)]

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.

4. *Water Distribution System.* All water piping, fixtures and other equipment shall be constructed and maintained in accordance with the regulations of the Department of Environmental Protection. [Ord. 1-2004]

5. *Individual Water Riser Pipes and Connections.*

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, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

B. The water-riser pipe shall have an inside diameter of ½ inch and terminate at least 4 inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.

C. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes 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 lot. Underground stop-and-waste valves are prohibited unless their type of manufacture and their method of installation are approved by the Board of Supervisors.

(Ord. 2/2/1993, §119; as amended by Ord. 1-2004, 6/21/2004; and by Ord. 11-2011(b), 11/29/2011)

§14-120. Sewage Disposal.

1. *General Requirements.* An adequate and safe sewage 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 Pennsylvania Department of Environmental Protection and/or local health regulations. [Ord. 1-2004]

2. *Individual Sewer Connections.*

A. Each mobile home shall be provided with at least a 3-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand 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

3 inches, and the slope of any portion thereof shall be at least ¼-inch per foot. All joints shall be watertight.

C. All materials used for sewer connections shall be semi-rigid, corrosion resistant, nonabsorbent and durable. The inner surface shall be smooth.

D. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least 6 inches above the ground elevation. [Ord. 11-2011(b)]

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 Pennsylvania Department of Environmental Protection and shall have watertight joints. [Ord. 1-2004]

4. *Sewage Treatment and/or Discharge.* Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection prior to construction. [Ord. 1-2004]

(Ord. 2/2/1993, §120; as amended by Ord. 1-2004, 6/21/2004; and by Ord. 11-2011(b), 11/29/2011)

§14-121. Electrical Distribution Systems.

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 the local electric power company's specifications regulating such systems. In addition, all mobile home parks containing five or more lots shall have underground power distribution lines.

2. *Power Distribution Lines.*

A. Main power lines not located underground shall be suspended at least 18 feet above ground. There shall be a minimum horizontal clearance of 3 feet between overhead wiring and any mobile home, service building or other structure.

B. All direct burial conductors or cables shall be buried below the ground surface and shall be insulated and specially designed for the purpose. [Ord. 1-2004]

3. *Individual Electrical Connections.* Each mobile home lot shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

4. *Required Grounding.* All exposed noncurrent 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 methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

(Ord. 2/2/1993, §121; as amended by Ord. 1-2004, 6/21/2004)

§14-122. Solid Waste Disposal System.

The storage, collection and disposal of refuse in the mobile home park 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 the regulations of the Pennsylvania Department of Environmental Protection.

(Ord. 2/2/1993, §122, as amended by Ord. 1-2004, 6/21/2004)

§14-123. Insect and Rodent Control.

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the Pennsylvania Department of Environmental Protection.

(Ord. 2/2/1993, §123; as amended by Ord. 1-2004, 6/21/2004)

§14-124. Fuel Supply and Storage.**1. Natural Gas System.**

A. Natural gas piping systems, when installed in mobile home parks, shall be maintained in conformity with accepted engineering practices.

B. Each mobile home lot provided with pipe 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.

2. *Liquified Petroleum Gas System.* 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 authority having jurisdiction and shall include the following:

A. Systems shall be provided with safety devices to relieve excessive 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 maintained in effective operating condition.

C. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted, liquified petroleum as in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

D. Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.

E. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specifically approved by the authority having jurisdiction.

3. Fuel Oil Supply System.

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 5 inches of storage tanks.

D. All fuel storage tanks or cylinders shall be securely placed and shall not be less than 5 feet from any mobile home exit.

E. Storage tanks located in areas subject to traffic shall be protected against physical damage.

(Ord. 2/2/1993, §124)

§14-125. Telephone and Television.

1. *Telephone.* When telephone service to mobile home stands is provided, the distribution systems shall be underground, unless economically impractical.

2. *Television.* Where central television antenna systems are to be installed as part of the property, distribution to mobile home stands may be overhead or underground but shall be in general accord with the placement of the electrical distribution system.

(Ord. 2/2/1993, §125)

§14-126. Fire Protection.

1. *Local Regulations.* The mobile home park area shall be subject to the rules and regulations of the Township of Covington fire prevention authority where provided.

2. *Litter Control.* Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

3. *Fire Extinguishers.* Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control when the park is not serviced by fire hydrants.

(Ord. 2/2/1993, §126)

§14-127. Restrooms.

Toilets shall be located in separate compartments equipped with self-closing doors.

(Ord. 2/2/1993, §127)

§14-128. Miscellaneous Requirements.

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 Part 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 lot which includes securing its stability and installing all utility connections.

C. The park management shall give any authorized officer free access to all mobile home lots, service buildings and other community service facilities for the

purpose of inspection.

D. The park management shall maintain a register containing the names of all occupants. Such register shall be available to any authorized person inspecting the park. The management shall notify the appropriate officer, in accordance with State and local taxation laws, of the arrival and departure of each mobile home. [Ord. 11-2011(b)]

2. *Removal of Mobile Homes.* No mobile home, whether installed on a single lot of record or on a mobile home lot, shall be removed from the Township without first obtaining a removal permit from the Covington Township Tax Collector. Such permit shall be issued upon payment of a fee, as established from time to time by resolution of the Board of Supervisors, and real estate taxes assessed against the home and unpaid at time the permit is requested. [Ord. 11-2011(b)]

(Ord. 2/2/1993, §128; as amended by Ord. 11-2011(b), 11/29/2011)

§14-129. Modifications.

Modifications to this Part shall be granted by the Supervisors under the modification provisions of the subdivision and land development regulations of the Township of Covington, County of Tioga, Pennsylvania.

(Ord. 2/2/1993, §129)

§14-130. Responsibility for Enforcement.

It shall be the duty of the Covington Township Supervisors to enforce the provisions of this Part.

(Ord. 2/2/1993, §130)

§14-131. Duties of Supervisors.

1. It shall be the responsibility of the Covington Township Supervisors to make periodic inspections of mobile home parks in the Township and make such reports as the Township Supervisors may require.

2. If the Covington Township Supervisors shall find that any mobile home park has been established or is being maintained in violation of the provisions of this Part, it shall promptly notify the park management thereof in writing. If the park management fails to abate the said violation and comply with the provisions of this Part within 30 days, the Supervisors shall cause such violation to be removed or remedied. The cost of such removal or remedy shall be borne by the park management or lessor, and shall be a lien upon the premises. [Ord. 11-2011(b)]

3. The Covington Township Supervisors shall cause any violations of the provisions of this Part, which is an immediate peril to persons or property, to be removed immediately. The cost shall be a lien upon the premises.

(Ord. 2/2/1993, §131; as amended by Ord. 11-2011(b), 11/29/2011)

§14-132. Enforcement Officer.

The provisions of this Part shall be administered by the Township of Covington Supervisors. The Supervisors may delegate all or part of the administration of this Part to an agent and the extent of this delegation shall be on record in the minutes of the

Covington Township Supervisors.

(Ord. 2/2/1993, §132)

§14-133. Permits.

1. It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Covington Township, unless he holds a valid permit issued by the Township Board of Supervisors in the name of such person for the specific construction, alteration or extension proposed and also plans approved by the Covington Township Supervisors.

2. Upon receipt of such application, the Covington Township Supervisors shall forthwith inspect the applicant's plans and proposed park to determine compliance with the provisions of this Part. After favorable determination with the same, the Supervisors shall issue a mobile home park permit to the applicant which shall be valid for a period of 1 year thereafter.

3. Renewal permits for a 1-year period shall be issued by the Covington Township Supervisors upon proof furnished by the applicant that his mobile home park continues to meet the standards prescribed by this Part. [Ord. 11-2011(b)]

(Ord. 2/2/1993, §133; as amended by Ord. 11-2011(b), 11/29/2011)

§14-134. Fees.

1. *Application.* At the time of filing for approval of the plan for a mobile home park, the application shall be accompanied by the appropriate fee for review of said plans. This fee shall be determined and established, from time to time, by resolution of the Covington Township Supervisors. In the event that the Board is required to perform additional or unusual services in determining if said application conforms to the provisions of this Part, 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. *License.* An annual license fee is required from all owners of mobile home parks. The fee shall be established from time to time by resolution of the Covington Township Supervisors for each calendar year. Such license shall be renewed annually on or before the first day of January of each year. In cases where a park is established in the Township on or after the first day of July in any year, the license fee payable by the owner for the remainder of such year shall be one-half the yearly rate.

(Ord. 2/2/1993, §134; as amended by Ord. 11-2011(b), 11/29/2011)

§14-135. Transfer of Permit.

Every person holding a permit to operate a mobile home park shall file notice in writing to Covington Township within 10 days after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park.

(Ord. 2/2/1993, §135)

§14-136. Penalties.

1. Any person or owner or any person acting as agent, employee, contractor, tenant or servant of said person or owner who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of \$1,000, or the maximum

amount permitted by law, and shall be subject to imprisonment not to exceed 30 days, or the maximum amount allowed by the law, for the punishment of summary offenses. Each day that violation of this Part continues after notice shall constitute a separate offense.

2. *Civil Enforcement.*

A. Nothing in subsection .1 hereinabove shall prevent the Township from initiating civil enforcement proceedings before a district justice or other court. If this Part is to be enforced through civil enforcement proceedings, civil penalties shall be \$600 dollars per violation, or the maximum amount permitted by law. Each day that a violation of this Part continues after notice shall constitute a separate violation.

B. In any case where a penalty for a violation of this Part has not been timely paid and the person or owner upon whom the penalty was imposed is found to have been liable therefore in civil proceedings, the violators shall be liable for the penalty imposed, including additional daily penalties for continuing violations, plus court costs and reasonable attorney fees incurred by the Township in the enforcement proceedings.

C. The Township reserves the right to enforce the provisions of this Part in any manner permitted by law, and all fines and penalties collected for violation of this Part shall be paid to the Township Treasurer.

(*Ord. 2/2/1993*, §136; as amended by *Ord. 1-2004*, 6/21/2004; and by *Ord. 11-2011(b)*, 11/29/2011)

