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Part 1

Short Title

§101. Short Title.

This Chapter shall be known and may be cited as the “Conewago Township Mobile Home Ordinance.”

(Ord. 1971-1, 10/12/1971, Art. 1)

Part 2

Definitions

§201. Definitions.

The words used in this Chapter shall, for the purpose of this Chapter, have the meanings herein given, unless otherwise expressly stated.

COMMISSION — the duly appointed Conewago Township Planning Commission.

GOVERNING BODY — the Board of Township Supervisors of Conewago Township, Dauphin County, Pennsylvania.

MOBILE HOME — a transportable, single-family dwelling unit which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same or similar electrical, plumbing, and sanitary facilities as immobile housing.

MOBILE HOME LOT — a parcel of land for the placement of a single mobile home and the exclusive use of its occupants.

MOBILE HOME PARK — a parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes for non-transient use and including all buildings, statutes, and land areas, facilities and equipment for the use of park occupants or park maintenance and services. Excluded, however, from this definition are parcels of land under single ownership upon which two or more mobile homes for non-transient use are placed, provided that said parcels meet the requirements of the Conewago Township Subdivision and Land Development Ordinance [Chapter 22], as amended. [Ord. 1997-1]

MOBILE HOME PARK LICENSE — the annual license required to be obtained by the owner or operator of a mobile home park in the Township of Conewago.

MOBILE HOME STAND — that part of an individual lot which has been reserved and constructed for the placement of a mobile home.

PARK STREET — a street intended primarily to serve as a means of vehicular movement into and within a mobile home park.

PERSON — any individual, firm, trust, partnership, public or private association or corporation.

TOWNSHIP — the Township of Conewago, Dauphin County, Pennsylvania.

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TRANSIENT MOBILE HOME — a transportable structure designed as a temporary dwelling for travel, vacation and recreational uses, including such as travel trailers and campers.

(Ord. 1971-1, 10/12/1971, §§2.01-2.11; as amended by Ord. 1974-5, 11/4/1974, §1; and by Ord. 1997-1, 1/6/1997)

Part 3

Permits

§301. Permits Required.

It shall be unlawful for any person to construct, extend or alter any mobile home park within Conewago Township unless the person holds valid permits by both the Pennsylvania Department of Environmental Protection and the Township of Conewago, Dauphin County, Pennsylvania.

(Ord. 1971-1, 10/12/1971, §3.01; as amended by Ord. 1997-1, 1/6/1997)

§302. Application for Permit.

1. Application for a permit from the Pennsylvania Department of Environmental Protection shall be made by the owner of the mobile home park prior to submission of plans and specifications to the Township.
2. Application to the Township for a mobile home park permit shall be made to the Commission 14 days prior to the regularly scheduled meeting. A copy of the Pennsylvania Department of Environmental Protection application shall be concurrently filed with the Township.
3. The application to the Township shall contain and be accompanied by the following information:
 - A. Notarized certificate of ownership, bearing the name, address and telephone number of the applicant.
 - B. Location and legal description of the mobile home park.
 - C. Name, address and telephone number of the registered professional engineer responsible for the plans and specifications of the proposed mobile home park.
 - D. Completed engineering plans and specification of the proposed park.
 - E. The Planning Commission shall review the plans and specifications to determine its conformance to this Chapter, after which time the Commission shall make its recommendations to the Board. Upon review of the Commission's recommendation and such plans and specifications, the Board shall render its decision in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 90 days from the date of original filing. When the application is not approved in terms as filed, the decision shall specify the defects found in the application

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and describe the requirements which have not been met and shall, in each case, cite to the provisions of the ordinance relied upon.

(Ord. 1971-1, 10/12/1971, §§3. 02-3.04; as amended by Ord. 1974-5, 11/4/1974, §2; and by Ord. 1997-1, 1/6/1997)

Part 4

Requirements for Plans and Specifications

§401. Print of Plan.

All plans submitted for approval shall be in triplicate, consisting of 10 copies and one reproducible mylar of a plan or series of plans in ink and two clear and legible black and white prints.

(Ord. 1971-1, 10/12/1971, §4.01; as amended by Ord. 1997-1, 1/6/1997)

§402. Size of Plan.

Plans shall be on sheets 24 inches by 36 inches. Where necessary, plans may be submitted on two or more sheets provided they are accompanied by a key plan of the entire mobile home park.

(Ord. 1971-1, 10/12/1971, §4.02)

§403. Information.

1. The plan shall be at a scale of 100 feet to the inch and shall be accompanied by the following information:
 - A. Name or identifying title of the mobile home park.
 - B. Bear the legend "Conewago Township, Dauphin County, Pennsylvania."
 - C. Name of the record owner.
 - D. Scale and date.
 - E. North points.
 - F. Location map, at a scale of 1,000 feet to the inch, showing the proposed development and adjoining areas.
 - G. Name and seal of the registered professional engineer responsible for the plan.
 - H. Boundary lines and area of the entire tract, including dimensions and bearings.
 - I. Ownership of all adjacent lands.

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- J. Contours at vertical intervals of two feet or five feet depending upon the slope of the land and identify accurately the boundaries. In the case of relatively level tracts, at such lesser intervals as may be necessary for satisfactory study and planning of the tract.
 - K. Existing natural features of the tract, such as tree stands and water courses.
 - L. Number to identify each lot within the mobile home park.
 - M. Dimensions, bearings and area of each lot.
 - N. Location of the mobile home stand and parking space on each mobile home park lot.
 - O. Location, cross-section and profile of all park walkways.
 - P. Names of the streets within and adjacent to the mobile home park.
 - Q. Location of all service buildings or other proposed structures and general specifications.
 - R. Location, size and invert elevation of proposed sanitary and storm sewers and location of proposed manholes, inlets and culverts.
 - S. Location of both sewer riser pipe and water riser pipe.
 - T. Location of electrical, telephone, gas and other lines.
 - U. Location of lighting of park streets and walkways.
 - V. Plans and specifications for the sewage treatment facilities and water supply plant.
 - W. Location and general specifications for the park recreation facilities.
 - X. Appropriate spaces for the signatures of the chairman and secretaries of the Commission and Board of Supervisors, attesting, respectively, to the recommendation for approval and approval of the plan.
 - Y. Appropriate spaces for annotation of the date and file data of public recording.
2. The plan shall include, thereon, a statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the owner or owners of the property, to the effect that the subdivision as shown on the plan is made with his or their free consent and that it is desired to record the same.

(Ord. 1971-1, 10/12/1971, §4.03; as amended by Ord. 1997-1, 1/6/1997)

§404. Filing Fee.

Any person presenting to the Commission a mobile home park plan for the purpose of having same recommended by the Commission and approved by the Board of Supervisors as required by §302(2), shall be required to pay a filing fee in an amount as established from time to time by resolution of the Board of Supervisors.

(Ord. 1971-1, 10/12/1971, §4.04; as amended by Ord. 1997-1, 1/6/1997)

§405. Plan Approval.

Following approval, the applicant shall cause the mobile home park plan to be publicly recorded by the Recorder of Deeds of Dauphin County, Pennsylvania, and after annotating the recording data, supply the Township with a reproducible copy of good quality and 10 copies and one reproducible mylar of a plan or series of plans.

(Ord. 1971-1, 10/12/1971, §4.05; as amended by Ord. 1997-1, 1/6/1997)

§406. Issuance of Permit.

When, upon final approval of the application by both the Department of Environmental Protection, and it has been ascertained that the proposed plan meets the requirements of this Chapter and regulations issued hereunder and upon receiving copies of the plan as required in §405, a permit shall be issued.

(Ord. 1971-1, 10/12/1971, §4.06; as amended by Ord. 1997-1, 1/6/1997)

§407. Reapplication for Permit.

Following disapproval of a proposed mobile home park plan, the procedure for reapplication shall be the same as for the original permit, except that the Board of Supervisors may waive all or part of the fee.

(Ord. 1971-1, 10/12/1971, §4.07)

Part 5

Annual License

§501. Location of Mobile Homes.

Any two or more inhabited mobile homes on any lot shall be located in a licensed mobile home park.

(Ord. 1971-1, 10/12/1971, §5.01; as amended by Ord. 1997-1, 1/6/1997)

§502. License Required.

It shall be unlawful for any person to maintain or operate any mobile home park in the Township of Conewago, Dauphin County, Pennsylvania, containing two or more mobile homes unless such person shall first obtain a license. Therefore, all mobile home parks in existence upon the effective date of this Chapter shall within three months thereafter obtain such license and in all other respects comply fully with the requirements of this Chapter within nine months. Mobile home parks existing on the effective date of this Chapter need not comply with the usable open space requirements. Mobile home parks existing on the effective date of this Chapter may retain mobile home spaces, roadways, and wiring, which spaces and roadways were actually installed on the effective date of this Chapter, and which wiring was actually installed on the effective date of this Chapter without changing the size or location of the same, even though said mobile home spaces and roads do not conform as to size, width, and location to the requirements of this Chapter, nor have the required off-street parking spaces, even though such wiring does not conform to the requirements of this Chapter, and is not underground, so long as it is safe and adequate in fact.

(Ord. 1971-1, 10/12/1971, §5.02)

§503. Application for License.

For existing mobile home parks, the application for an original license shall be accompanied by a fee, payable to the Township of Conewago, in an amount as established from time to time by resolution of the Board of Supervisors.

(Ord. 1971-1, 10/12/1971, §5.03; as amended by Ord. 1997-1, 1/6/1997)

§504. Filing Fee.

For approved applications, the filing fee shall constitute the license fee for the first year.

(Ord. 1971-1, 10/12/1971, §5.04)

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§505. Validity of License.

Each license shall be valid for one year from the date of issuance.

(Ord. 1971-1, 10/12/1971, §5.05)

§506. Application for License Renewal.

Application for the renewal of the mobile home park license shall be made in writing by the holders of the license 60 days prior to the expiration date; shall contain any change in information submitted since the original license was issued or the latest renewal granted, and shall be accompanied by the deposit of a fee in an amount as established from time to time by resolution, plus an additional fee in an amount as established from time to time by resolution for each mobile home lot in the mobile home park.

(Ord. 1971-1, 10/12/1971, §5.06; as amended by Ord. 1997-1, 1/6/1997)

§507. Denial of Permit or License.

Any person whose application for a permit or license under this Chapter has been denied may request and shall be granted a hearing on the matter before the Township.

(Ord. 1971-1, 10/12/1971, §5.07)

§508. Inspection and Notice of Violation.

Whenever, upon inspection of any mobile home park, the Township finds that conditions or practices exist which are in violation of any provision of this Chapter or regulations issued hereunder, the Township shall give notice in writing, in accordance with §701(A), to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time as specified in the notice by the Township, the license shall be suspended. At the end of such period the Township shall reinspect the mobile home park and, if such conditions or practices have not been corrected, the license shall be suspended, and notice given in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park, except as provided in §702.

(Ord. 1971-1, 10/12/1971, §5.08)

§509. Hearing.

Any person whose license has been suspended, or who has received notice from the Township that his license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the Board of Supervisors or under the procedure provided in §703 of this Chapter. Provided, that when no petition for such hearing shall have been filed within 10 days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such ten-day period.

(Ord. 1971-1, 10/12/1971, §5.09)

Part 6

Inspection of Mobile Home Parks

§601. Authorization to Inspect.

The Township is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this Chapter and regulations issued hereunder.

(Ord. 1971-1, 10/12/1971, §6.01)

§602. Power of Entry.

The Township shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Chapter and regulations issued hereunder.

(Ord. 1971-1, 10/12/1971, §6.02)

§603. Duty of Owner or Occupant.

It shall be the duty of the owners or occupants of the mobile home park and mobile homes contained therein, or of the person in charge thereof, to give the Township access to such premises at reasonable times for the purpose of inspection.

(Ord. 1971-1, 10/12/1971, §6.03)

§604. Access to Property.

It shall be the duty of every occupant of the mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter and regulations issued hereunder, or with any lawful order issued pursuant to the provisions of this Chapter.

(Ord. 1971-1, 10/12/1971, §6.04)

Part 7

Notices, Hearings and Orders

§701. Notice of Violation.

Whenever the Township determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter or regulations issued hereunder, notice shall be given to such alleged violation to the person to whom the permit or license was issued as hereafter provided. Such notice shall be as follows;

- A. Be in writing.
- B. Include a statement of the reasons for its issuance.
- C. Allow a reasonable time for the performance of any act it requires.
- D. Be served upon the owner or his agent as the case may require; provided, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified mail to his last known address, or when he has been served by such notice by any method authorized or required by the laws of this State.
- E. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter and regulations issued hereunder.

(Ord. 1971-1, 10/12/1971, §7.01)

§702. Request for Hearing.

Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this Chapter, or regulation issued hereunder, may request a hearing on the matter before the Board of Supervisors; provided, that such a person files in the office of the Township a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within 10 days after the day after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under §706.

(Ord. 1971-1, 10/12/1971, §7.02)

§703. Notice of Hearing.

Upon receipt of such petition the Board of Supervisors shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should

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be modified or withdrawn. The hearing shall be commenced not later than 10 days after the day on which the petition was filed; provided, that upon application of the petitioner the Board of Supervisors may postpone the date of the hearing for a reasonable time beyond such ten-day period when in their judgment the petitioner has submitted good and sufficient reasons for such postponement.

(Ord. 1971-1, 10/12/1971, §7.03)

§704. Compliance.

After such hearing the Board of Supervisors shall make findings as to compliance with the provisions of this Chapter and regulations issued hereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in §701. Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile home park affected by the order shall be revoked.

(Ord. 1971-1, 10/12/1971, §7.04)

§705. Entry as Public Record.

The proceedings at such a hearing, including the findings and decisions of the Board of Supervisors, and together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the Board of Supervisors but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought by any person aggrieved by the decision of the Board of Supervisors who may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this State.

(Ord. 1971-1, 10/12/1971, §7.05; as amended by Ord. 1997-1, 1/6/1997)

§706. Emergency Action.

Whenever the Township finds that an emergency exists which requires immediate action to protect the public, they may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this Chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon a petition to the Board of Supervisors shall be afforded a hearing as soon as possible. The provisions of §§704 and 705 shall be applicable to such hearing and the order issued thereafter.

(Ord. 1971-1, 10/12/1971, §7.07)

Part 8

Minimum Requirements of Mobile Home Park Lots

§801. Street Abutment.

Every mobile home lot shall abut a park street and shall have access therefrom and not from a public street.

(Ord. 1971-1, 10/12/1971, §8.01)

§802. Minimum Area.

Each mobile home lot shall have a minimum area of 7,500 square feet with a minimum width of 60 feet. No part of this required area shall include any part of the area required for a boundary as set forth in §2103 of this Chapter.

(Ord. 1971-1, 10/12/1971, §8.02; as amended by Ord. 1974-5, 11/4/1974, §3)

§803. Stand Requirements.

Each mobile home park lot shall have a mobile home stand, which provides an adequate foundation for the placement of a mobile home, securing the structure from settling, vibration, uplift and sliding.

- 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 or other forces acting on this superstructure.
- B. The mobile home stand shall consist of two reinforced concrete runways having a minimum thickness of six inches and shall also provide tie downs anchored in the concrete. The stand shall have an adequate subbase and shall be approved by the Township prior to construction.

(Ord. 1971-1, 10/12/1971, §8.03; as amended by Ord. 1974-5, 11/4/1974, §4)

§804. Off-Street Parking.

Each mobile home park lot shall have a minimum of one paved off-street parking space, a minimum area of 200 square feet, and shall be located at least four feet from the street.

(Ord. 1971-1, 10/12/1971, §8.04; as amended by Ord. 1974-5, 11/4/1971, §5)

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§805. Minimum Distances of Adjoining Pavement.

1. There shall be a minimum distance of 15 feet between an individual mobile home and the following:
 - A. Adjoining pavement of a street.
 - B. Parking area.
2. In addition, all mobile homes shall be at least 25 feet from landowners adjoining the mobile home park and any other mobile home.

(Ord. 1971-1, 10/12/1971, §8.05; as amended by Ord. 1974-5, 11/4/1974, §6)

§806. Accessory Structures.

An accessory structure which has a horizontal area exceeding 25 square feet, is attached to a mobile home or located within 10 feet of its window and has an opaque top or roof that is higher than the nearest window, shall for all purposes of all separation requirements be considered to be part of the mobile home.

(Ord. 1971-1, 10/12/1971, §8.06)

Part 9

Mobile Home Park Street Standards

§901. Vehicular Access.

All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography. All mobile home parks shall have a minimum of two means of ingress and egress, separated by a minimum distance of 600 feet.

(Ord. 1971-1, 10/12/1971, §9.01)

§902. Design of Access.

Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance and exits and allow free movement to traffic on adjacent streets.

(Ord. 1971-1, 10/12/1971, §9.02)

§903. Minimum Pavement Width.

1. A street serving as an entrance way shall have a minimum pavement width of 36 feet, for a minimum distance of 100 feet from the public street right-of-way, with a minimum grade of 1/2% and a maximum grade of 4%, and shall intersect the public street at an angle of not less than 80° nor more than 100°. Parking of vehicles shall not be permitted within such entrance way, and no mobile home park lots shall have vehicular access to the streets within such entrance way.
2. Streets shall have a minimum pavement width of 36 feet where parking is permitted on both sides.
3. Streets shall have a minimum pavement width of 28 feet where parking is limited to one side.
4. Streets shall have a minimum pavement width of 24 feet where parking is not permitted on either side.
5. Streets having one-way traffic shall have a minimum width of 20 feet where parking is not permitted on either side.

(Ord. 1971-1, 10/12/1971, §9.03; as amended by Ord. 1974-5, 11/4/1974, §7)

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§904. Length of Culs-de-Sac.

Cul-de-sacs shall have a maximum length of 400 feet and shall have a paved turn-around at the terminal end having a radius to the other curb line of 40 feet.

(Ord. 1971-1, 10/12/1971, §9.04)

§905. Grade of Park Streets.

Park streets shall have a minimum grade of 1/2% and a maximum grade of 10%.

(Ord. 1971-1, 10/12/1971, §9.05)

§906. Distance Between Center Lines.

A minimum distance of 200 feet shall be provided between center lines of offset intersecting streets.

(Ord. 1971-1, 10/12/1971, §9.06)

§907. Multiple Intersections.

Multiple intersections involving junction of more than two streets shall be avoided.

(Ord. 1971-1, 10/12/1979, §9.07)

§908. Paving of Streets.

All paving of streets shall conform to the requirements of the Pennsylvania Department of Transportation minimum specifications.

(Ord. 1971-1, 10/12/1971, §9.08)

§909. Ownership and Maintenance of Park Streets.

1. Park streets shall be maintained free of cracks, holes and other hazards.
2. All park streets shall be privately owned and maintained.

(Ord. 1971-1, 10/12/1971, §§9.09, 9.10)

Part 10

Auxiliary Parking Lots

§1001. Off-Street Parking.

All mobile home parks shall be provided with off-street parking lots for the use of visitors, guests, and others.

(Ord. 1971-1, 10/12/1971, §12.01)

§1002. Minimum Parking Space.

There shall be a minimum of one auxiliary parking space for each mobile home park lot, located within 600 feet of the mobile homes it is intended to serve.

(Ord. 1971-1, 10/12/1971, §12.02)

§1003. Parking Space Area.

Each parking space shall have a minimum area of 200 square feet, exclusive of the driveway on which it abuts.

(Ord. 1971-1, 10/12/1971, §12.03)

§1004. Construction and Paving.

Each parking space shall have a minimum area of 200 square feet, exclusive of the driveway on which it abuts.

(Ord. 1971-1, 10/12/1971, §12.03)

§1005. Defining of Parking Spaces.

All parking spaces within the auxiliary parking lot shall be clearly defined.

(Ord. 1971-1, 10/12/1971, §12.05)

Part 11

Required Recreation Areas and Facilities

§1101. Recreational Areas Required.

All mobile home parks shall be required to provide and maintain one or more recreational area which shall be easily accessible to all park residents.

(Ord. 1971-1, 10/12/1971, §13.01)

§1102. Size of Areas.

The size of such recreation areas shall not be less than one acre for each five-acre park development or fraction thereof.

(Ord. 1971-1, 10/12/1971, §13.02)

§1103. Outdoor and Indoor Play Facilities.

A portion of such recreation areas shall be prepared and maintained to provide one or more outdoor playlot and playground facilities or indoor recreation facilities.

(Ord. 1971-1, 10/12/1971, §13.03)

§1104. Location of Areas.

Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

(Ord. 1971-1, 10/12/1971, §13.04)

Part 12

Drainage and Ground Cover Requirements

§1201. Grading.

The ground surface and all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

(Ord. 1971-1, 10/12/1971, §14.01)

§1202. Paving and Covering.

All exposed ground surfaces of every mobile home park shall be paved, or covered with stone screenings, or solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

(Ord. 1971-1, 10/12/1971, §14.02)

§1203. Interception of Stormwater Runoff.

Storm sewers, inlets, culverts and related installations shall be provided at the discretion of the Township to intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained.

(Ord. 1971-1, 10/12/1971, §14.03)

Part 13

Park Illumination Standards

§1301. Illumination Required.

1. All park streets, auxiliary parking lots, and common walkways shall be illuminated during night time hours, by the use of luminaries containing mercury vapor lamps with a minimum rating of 175 watts, mounted at a minimum height of 12 feet.
2. Potentially hazardous locations, such as major street intersections and steps or step ramps shall all be individually illuminated.

(Ord. 1971-1, 10/12/1971, §§15.01, 15.02)

§1302. Luminaries to be Placed at Specific Intervals.

Luminaries shall be provided at maximum intervals of 200 feet along park streets and walkways, except within 200 feet of intersections of park streets where the maximum interval shall be 100 feet.

(Ord. 1971-1, 10/12/1971, §15.03)

§1303. Luminaries Provided at Intersections.

At the intersections of park streets and public streets, at least two luminaries shall be provided.

(Ord. 1971-1, 10/12/1971, §15.04)

§1304. Luminaries Provided in Auxiliary Parking Lots.

In auxiliary parking lots one luminary shall be provided for each 20 parking spaces or fraction thereof.

(Ord. 1971-1, 10/12/1971, §15.05)

Part 14

Water Supply

§1401. Public and Private Water Supply.

All mobile home parks shall be served by a public water supply; however, where a public supply of water is not available, a private water supply system may be developed and used as approved by the Pennsylvania Department of Environmental Protection.

(Ord. 1971-1, 10/12/1971, §16.01; as amended by Ord. 1997-1, 1/6/1997)

§1402. Minimum Water Supply.

The water supply shall supply a minimum of 150 gallons per day per mobile home.

(Ord. 1971-1, 10/12/1971, §16.02)

§1403. Water Supply Treatment.

Water supply treatment, where applicable, shall be in accordance with the requirements of the Department of Environmental Protection.

(Ord. 1971-1, 10/12/1971, §16.03; as amended by Ord. 1997-1, 1/6/1997)

§1404. Water Storage Reservoirs.

All water storage reservoirs shall be covered so as to prevent the entrance of contaminated material, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened.

(Ord. 1971-1, 10/12/1971, §16.04)

§1405. Connection, Design and Maintenance.

The water system of the mobile home park shall be connected by pipes to all mobile homes, buildings, and other facilities requiring water, and shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions.

(Ord. 1971-1, 10/12/1971, §16.05)

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§1406. State and Local Regulations.

All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations and requirements and shall be of a type and in locations approved by the Department of Environmental Protection.

(Ord. 1971-1, 10/12/1971, §16.06; as amended by Ord. 1997-1, 1/6/1997)

§1407. Water-Riser Pipes.

Individual water-riser pipes and connections shall be provided, and shall be located within the confined area of each mobile home stand at a point where the water connection will approximate a vertical position, and shall extend at least four inches above ground elevation. The pipe shall be at least 3/4 inches in diameter, and the water outlet shall be capped when a mobile home does not occupy the lot.

(Ord. 1971-1, 10/12/1971, §16.07)

§1408. Surface Drainage.

Surface drainage shall be diverted from the location of the riser pipe; a shut-off valve shall be provided below the frost line near the water riser pipe of each mobile home lot.

(Ord. 1971-1, 10/12/1971, §16.08)

Part 15

Sanitary Sewage Facilities

§1501. Sanitary Sewage System Shall be Provided.

An adequate and safe sanitary sewage system shall be provided in all parks for conveying and disposing of sanitary sewage from mobile homes, service buildings and other accessory facilities.

(Ord. 1971-1, 10/12/1971, §17.01)

§1502. Approval.

All proposed treatment and disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection prior to construction.

(Ord. 1971-1, 10/12/1979, §17.02; as amended by Ord. 1997-1, 1/6/1997)

§1503. Sewer Collection Lines to be Separate.

Sanitary sewer collection lines shall be completely separate from the water supply system and from any storm drainage system.

(Ord. 1971-1, 10/12/1979, §17.03)

§1504. Riser Pipe.

Each mobile home park lot shall be provided with a sanitary sewer riser pipe located within the confined area of the mobile home stand, so that the sewer connection to the mobile home drain outlet will approximate a vertical position.

(Ord. 1971-1, 10/12/1979, §17.04)

§1505. Capping of Riser Pipe.

The sanitary sewer riser pipe shall be capped when a mobile home does not occupy the lot. The rims of the riser pipe shall extend at least 1/2 inch above ground elevation, and surface drainage shall be delivered away from the riser pipe.

(Ord. 1971-1, 10/12/1971, §17.05)

Part 16

Electric Power Distribution

§1601. All Parks to Contain Electrical Wiring System.

All mobile home parks shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electrical power company specifications regulating such systems.

(Ord. 1971-1, 10/12/1971, §18.01)

§1602. Power Distribution Lines.

All power distribution lines shall be a minimum of 18 inches below the ground surface and shall be insulated and specially designed for the purpose, and shall be located not less than one-foot radial distance from water, sewer, gas or communication lines.

(Ord. 1971-1, 10/12/1971, §18.02)

§1603. Individual Electrical Connections.

Individual electrical connections shall be provided with an approved disconnecting device and over current protective equipment with a minimum service of 120-240 volts A.C., with a total of 100 amperes.

(Ord. 1971-1, 10/12/1971, §18.03)

Part 17

Natural Gas System

§1701. Installation and Conformity.

When installed in mobile home parks, natural gas piping systems shall be underground and in conformity with accepted engineering practices and standards of the supply company.

(Ord. 1971-1, 10/12/1971, §19.01)

§1702. Shut-Off Valves.

Each mobile home stand provided with piped gas shall have an approved shut-off valve installed upstream of the gas outlet and, when not in use, shall be equipped with an approved cap to prevent accidental discharge of gas.

(Ord. 1971-1, 10/12/1971, §19.02)

Part 18

Fuel Oil Supply System

§1801. Installation and Maintenance.

All fuel oil supply systems provided in mobile homes, service buildings, and other structures shall be installed and maintained in conformity with accepted engineering practices and standards of the supplying or installing company.

(Ord. 1971-1, 10/12/1971, §20.01)

§1802. Location of Tanks.

All fuel storage tanks shall be located below the ground surface.

(Ord. 1971-1, 10/12/1971, §20.02)

§1803. Location of Piping.

All piping from outside fuel storage tanks shall be located below the surface of the ground and a riser pipe shall be provided, located within the confined area of the mobile home stand.

(Ord. 1971-1, 10/12/1971, §20.03)

§1804. Shut-Off Valves.

All fuel oil supply systems shall have shut-off valves located within five inches from the mobile home stand surface.

(Ord. 1971-1, 10/12/1971, §20.04)

Part 19

Fire Protection

§1901. General Alarm Device to be Provided.

It shall be the duty of the mobile home park operator or owner to provide the means for a general alarm in case of fire, and to instruct all tenants, annually, of means of summoning fire fighting apparatus, police, medical help, and of proper operation of fire extinguishers.

(Ord. 1971-1, 10/12/1971, §21.01)

§1902. Fire Extinguishers Required.

Every mobile home within the mobile home park shall be equipped with at least one approved hand operated fire extinguisher of a type suitable for use on oil fires, preferably the foam type.

(Ord. 1971-1, 10/12/1971, §21.02)

Part 20

Solid Waste Disposal

§2001. Refuse Container to be Provided.

Each mobile home shall be provided with a minimum of one fly and water-tight refuse container adequate to permit disposal of all garbage and rubbish.

(Ord. 1971-1, 10/12/1971, §22.01)

§2002. Racks and Holders to be Provided.

Racks and holders shall be provided for all refuse containers and shall be designed so as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

(Ord. 1971-1, 10/12/1971, §22.02)

§2003. Disposal of Waste.

Where a solid waste collection service is not available, the mobile home park operator shall dispose of the solid waste by transporting same to an approved disposal site.

(Ord. 1971-1, 10/12/1971, §22.03)

§2004. Burial of Garbage Prohibited.

No garbage shall be buried within the mobile home park.

(Ord. 1971-1, 10/12/1971, §22.04)

Part 21

Miscellaneous Regulations

§2101. 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 of the Pennsylvania Department of Health regulations governing mobile home parks.

(Ord. 1971-1, 10/12/1971, §23.01)

§2102. Pets Running at Large Prohibited.

No owner or person in charge of any dog, cat, or other pet animal shall permit it to run at large within the mobile home park.

(Ord. 1971-1, 10/12/1971, §23.03)

§2103. Buffer Zones.

All mobile home parks shall provide a ten-foot wide buffer zone around the entire park upon which shall be erected a fence, of natural or manmade materials, not less than six feet high, which limits visibility by not less than 80%.

(Ord. 1971-1, 10/12/1971, §23.03; as amended by Ord. 1974-5, 11/4/1974, §10)

§2104. Supervision and Maintenance of Park.

The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Chapter and shall provide supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

(Ord. 1971-1, 10/12/1971, §23.04)

§2105. Placement of Mobile Homes.

The responsible operator of the mobile home park shall supervise the placement of each mobile home on the mobile home lot which includes securing its stability and installing all utility connections.

(Ord. 1971-1, 10/12/1971, §23.05)

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§2106. Posting of License and Regulations.

The mobile home license and a copy of this Chapter shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

(Ord. 1971-1, 10/12/1971, §23.06)

§2107. Occupancy Registration.

1. It shall be the duty of the licensee to keep a register containing a record of all mobile homes, owners and occupants within the mobile home park. The register shall contain the following information:
 - A. Name, address and age, if under 21, of each occupant.
 - B. The make, model and year of all mobile homes within the mobile home park.
 - C. The date of arrival and departure of each mobile home.
 - D. Place of previous residence.
 - E. Permanent address.
 - F. Forwarding address.
2. The mobile home park operator shall keep the register available for inspection by the Township or its designated official at all times. The register records pertaining to any mobile home shall not be destroyed for a period of one year after the date of departure for the mobile home in question.

(Ord. 1971-1, 10/12/1971, §23.07)

§2108. Sale, Transfer or Disposal of Interest in Park.

Any person holding a license shall give notice in writing to both the Pennsylvania Department of Environmental Protection and the Township within 10 days after having sold, transferred, or otherwise disposed of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the interest in or control of such mobile home park, and shall be accompanied by a license transfer fee in an amount as established from time to time by resolution.

(Ord. 1971-1, 10/12/1977, §23.08; as amended by Ord. 1997-1, 1/6/1997)

§2109. Utility Lines.

All utility lines shall be located below the ground surface.

(Ord. 1971-1, 10/12/1971, §23.09)

§2110. Posting of Signs.

A sign shall be provided at all entrances to the mobile home park stating “Private Drive – No Thru Traffic,” and speed limit signs may also be provided.

(Ord. 1971-1, 10/12/1971, §23.10)

§2111. Skirting to be Provided.

Fire resistant skirting shall be provided for the entire perimeter of the mobile home for the purpose of concealing the wheel assembly and piping, and it shall be installed by the individual mobile home owner within 60 days after emplacement of the mobile home.

(Ord. 1971-1, 10/12/1971, §23.11)

§2112. Service Building to be Provided.

Each mobile home park shall be provided with a service building containing emergency sanitary facilities consisting of the following:

- A. One lavatory per each 50 mobile home park lots or fraction thereof.
- B. One flush toilet per each 50 mobile home park lots or fraction thereof.

(Ord. 1971-1, 10/12/1971, §23.12)

§2113. Public Telephone to be Provided.

A minimum of one public telephone shall be provided in an easily accessible location.

(Ord. 1971-1, 10/12/1971, §23.13)

§2114. Storage Facilities to be Provided.

Storage facilities shall be provided, on lot, or in compounds located not more than 200 feet from the mobile homes it is intended to serve; shall be designed in a manner to enhance the appearance of the mobile home park; shall be constructed of weather-

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resistant materials; and shall provide a minimum of 90 cubic feet of storage space per mobile home.

(Ord. 1971-1, 10/12/1971, §23.14)

§2115. Sale or Rental of Mobile Homes.

No provision of this Chapter shall be deemed as prohibiting the sale or rental, for residential use, of a mobile home, provided such mobile home is located on a mobile home stand and is connected to the pertinent utilities.

(Ord. 1971-1, 10/12/1971, §23.15)

§2116. Notice of Removal.

The owner of a mobile home park shall provide at least five days' written notice to the Conewago Township Zoning Enforcement Officer prior to the removal of any mobile home from the mobile home park.

(Ord. 2005-3, 12/14/2005)

§2117. Notice of Placement of Mobile Home or Accessory Building.

The owner of a mobile home park shall provide at least five days' written notice to the Conewago Township Zoning Enforcement Officer prior to the placement of any mobile home or any mobile home accessory building within the mobile home park. This notification shall include a sketch plan showing the location of the mobile home and/or any mobile home accessory building, to include the dimensions of the proposed mobile home and any mobile home accessory building(s), together with the separation distance between the proposed mobile home and any proposed mobile home accessory building(s), and the separation distance between any adjacent mobile homes and mobile home accessory buildings.

(Ord. 2005-3, 12/14/2005)

§2118. Written Certification of Compliance.

The owner of a mobile home park shall require each tenant or owner of a proposed mobile home or mobile home accessory building within the park to provide the owner of the park with a written certification that the Township Zoning Enforcement Officer has reviewed the sketch plan required in §2117 of this Part of Chapter 14 of the Codification, indicating approval of the placement of the mobile home for the placement/erection of any mobile home accessory building.

(Ord. 2005-3, 12/14/2005)

§2119. Incorporation of Requirements into Park Rules.

The owner of a mobile home park shall incorporate the provisions of §§2116, 2117 and 2118 into the Mobile Home Park Rules and Regulations and provide evidence to the Township Zoning Enforcement Officer of the same.

(Ord. 2005-3, 12/14/2005)

Part 22

Transient Mobile Home Lots

§2201. Provision of Lots.

Transient mobile home lots may be provided in conjunction with a mobile home park according to the following regulations: Transient mobile home lots shall be located in an area separate from the main mobile home park and shall provide a ten-foot-wide buffer zone around the entire park upon which shall be erected a fence, of natural or man-made materials, not less than six feet high, which limits visibility by not less than 80%.

(Ord. 1971-1, 10/12/1971, §24; as amended by Ord. 1974-5, 11/4/1974, §11)

§2202. Conformance of Park Streets.

Park streets shall conform to Part 9 of this Chapter.

(Ord. 1971-1, 10/12/1971, §24.02)

§2203. Service Buildings to be Provided.

Parks containing 10 or more transient mobile home lots shall provide one or more service buildings containing toilets, showers and baths, sinks and other sanitation facilities which shall conform to the following:

- A. Separate facilities shall be provided for men and women and shall be either in buildings a minimum of 20 feet apart, or shall be separated by a sound-proof wall, if located in the same building.
- B. The buildings shall be conveniently located, well-lighted at all times, ventilated and constructed of moisture-proof materials permitting repeated cleaning and washing and shall be heated when necessary.
- C. Floors shall be concrete and slightly pitched to a flood drain connected with the sewerage system.
- D. Toilet facilities shall be enclosed in separate compartments with doors having a minimum width of two feet eight inches.
- E. Toilet facilities for women shall contain the following:
 - (1) One flush toilet for every 10 transient mobile home lots.

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- (2) One shower or bath for every 10 transient mobile home lots, and such shower or bath shall be in separate compartments.
 - (3) One lavatory with hot and cold running water for every 10 transient mobile home lots.
- F. Toilet facilities for men shall contain the same aforementioned facilities as for women.

(Ord. 1971-1, 10/12/1971, §24.03)

Part 23

Mobile Homes Not Located in a Licensed Mobile Home Park

§2301. Mobile Homes Not Located in Licensed Parks.

A mobile home not located in a licensed mobile home park shall comply with the requirements of the Subdivision and Land Development Ordinance [Chapter 22], as amended.

(Ord. 1971-1, 10/12/1971, §25.01; as amended by Ord. 1974-5, 11/4/1974)

§2302. Information to be Supplied to Township.

Every owner of a mobile home, on the effective date of this Chapter, shall within 30 days submit to the Township the following information and shall be supplied to the Township on an annual basis thereafter:

- A. Name, address and age, if under 21, of each occupant.
- B. The date of arrival.
- C. The area of the lot on which the mobile home is located.
- D. The exact location of the tract within the Township of Conewago.

(Ord. 1971-1, 10/12/1971, §25.02)

§2303. Parking.

Parking for the purpose of storage of one mobile home or transient mobile home on any lot used for residential purposes may be permitted, provided such mobile home or transient mobile home is stored as follows:

- A. In an accessory private garage or other building.
- B. In the rear yard.

In no case shall such stored mobile homes be used as living quarters nor for any business purposes while so stored.

(Ord. 1971-1, 10/12/1971, §25.03; as amended by Ord. 1974-5, 11/4/1974, §12)

Part 24

Enforcement Remedies

§2401. Enforcement and Remedies.

1. Enforcement Notice.
 - A. If it appears to the Township that a violation of this Part has occurred, the Township shall initiate enforcement proceedings by sending an enforcement notice as provided in this Section.
 - B. The enforcement notice shall be sent to the violator and, if applicable, the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel and to any other person requested in writing by the owner of record.
 - C. An enforcement notice shall state at least the following:
 - (1) The name of the violator and, if applicable, the owner of record and any other person against whom the Township intends to take action.
 - (2) The location of the violation and, if applicable, the property in violation.
 - (3) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Part.
 - (4) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
 - (5) That the recipient of the notice has the right to appeal to the Board of Supervisors within a period of 10 days.
 - (6) That failure to comply with the notice within the time specified, unless extended by appeal to the Board of Supervisors, constitutes a violation, with possible sanctions clearly described.
2. Enforcement Remedies.
 - A. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Part shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$1,000 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judg-

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ment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Part to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

- B. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
- C. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.
- D. District justices shall have initial jurisdiction over proceedings brought under this Section.

(Ord. 1971-1, 10/12/1971, §2201; as amended by Ord. 1997-1, 1/6/1997)

Part 25

Hardship

§2501. Hardship and Variance.

1. If any mandatory provisions of this Chapter are shown by the applicant to be unreasonable and cause undue hardship upon him, or where special circumstances are shown to exist, the Board may grant a variance from, or modification of, such mandatory provisions so that substantial justice may be done and the public interest served; provided that such variations will not have the effect of nullifying the intent and purpose of this Chapter.
2. In granting variances and modifications, the Board may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

(Ord. 1971-1, 10/12/1971; as added by Ord. 1974-5, 11/4/1974)