

MOBILE HOME PARK ORDINANCE  
OF THE COUNTY OF TIOGA, PENNSYLVANIA

Article I

TITLE, INTENT AND AUTHORITY

Section 101. Title

101.01 These regulations shall be known and may be cited as the "Mobile Home Park Ordinance of the County of Tioga, Pennsylvania."

Section 102. Intent

102.01 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.

Section 103. Authority

103.01 The County Board of Commissioners has jurisdiction and control of land use and development as set forth in Act 247 (as amended by Act 93 and Act 194), the Pennsylvania Municipalities Planning Code.

Section 104. Limitation of Power

104.01 These regulations shall have effect in those boroughs and incorporated townships which have no regulations governing mobile home parks in effect at the time this Ordinance is introduced and until the borough or township ordinance is in effect. The inactment of a mobile home park ordinance or of a zoning ordinance with provisions for the control of mobile home parks by any municipality, other than the county, whose land is subject to the county, shall act as repeal protanto of the County Mobile Home Park Ordinance within the municipality adopting such ordinance.

Article II

DEFINITIONS

Section 201. Definitions

201.01 General Terms - 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.

The words or terms expressly defined in the Subdivision and Land Development Regulations of the County of Tioga, Pennsylvania shall have the same meanings and definitions for the purpose of these regulations.

201.02 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.

1. 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.
2. Health Authority - The legally designated health authority of Pennsylvania (Pennsylvania Department of Environmental Resources).
3. Mobile Home - A transportable, single-family dwelling, 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.
4. Mobile Home Lot - A parcel of land in a mobile home park, constructed with the necessary utility connections, patio, and other appurtenances necessary for the erection thereon of a single mobile home and the exclusive use of its occupants.
5. Mobile Home Park - A tract of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two (2) or more mobile home lots.
6. Mobile Home Stand - That part of an individual lot which has been reserved for the placement of one mobile home unit.

7. Park Management - The person who owns or has charge, care or control of the mobile home park.
8. Permit - Written approval, in whatever form, as issued by the Pennsylvania Department of Environmental Resources and Tioga County authorizing a person to operate and maintain a mobile home park.
9. Person - Any individual, firm, trust, partnership, public or private association or corporation or other entity.
10. Recreational Vehicle - A vehicle with or without motive power which may be towed on the public highways be 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 recreation, sometimes variously known as a "travel trailer," a "camping trailer" or a "motor home."
11. Service or Recreational Building - A structure housing operational, office, recreational, park maintenance and other facilities built to conform to required local standards.
12. Sewer Connection - The sewer connection consists of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe.
13. Sewer Riser Pipe - The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.
14. Refuse - All putrescible and nonputrescible solids, except body wastes, including garbage, rubbish, ashes and dead animals.
15. Water Connection - The water connection consists of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.
16. Water Riser Pipe - The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

17. Water Service Pipe - The water service pipe consists of all pipes, fittings, valves and appurtenances from the water main of the park distributing system to the water outlet of the distribution system within the mobile home.

### Article III

#### REGULATIONS AND STANDARDS

##### Section 301. Park Construction Requirements

- 301.01 Application - All mobile home parks, as defined in Article II hereof, shall conform with the provisions of this section; and plans and applications for such developments shall be filed in accordance with Article V hereof and conform to Section 501 and 502 of the Subdivision and Land Development Regulations of the County of Tioga, Pennsylvania.
- 301.02 Minimum Park Area - A mobile home park shall have a gross area of at least forty thousand (40,000) contiguous square feet of land.
- 301.03 Site Location - The location of all mobile home parks shall comply with the following minimum requirements:
1. Free from adverse influences by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
  2. Not subject to flooding, steep slopes, poor surface drainage, poor soils and other severe environmental limitations.
  3. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.
- 301.04 Site Drainage Requirements:
1. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
  2. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be controlled in a manner approved by the Pennsylvania Department of Environmental Resources.

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

301.05 Soil and Ground Cover Requirements:

1. Exposed ground surfaces in all parts of every park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects or other pests harmful to man.

301.06 Park Areas for Non-Residential Uses:

1. No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
2. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

301.07 Required Setbacks, Buffer Strips and Screening:

1. All mobile homes shall be located at twenty (20) feet from any park property boundary line abutting upon a public street or highway and at least ten (10) feet from other park property boundary lines.
2. There shall be a minimum distance of fifteen (15) feet between an individual mobile home, including accessory structures attached thereto and adjoining pavement of a park street or common parking area or other common areas and structures.
3. All mobile home parks located adjacent to industrial or commercial land uses shall be required to provide screening such as fences or natural growth along the property boundary line separating park and such adjacent non-residential use.

301.08 Erection and Placement of Mobile Homes:

1. Mobile homes shall be separated from each other and from other buildings and structures by at least fifteen (15) feet on all sides.
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.

301.09 Park Street System:

1. General Requirements: A safe and convenience vehicular access shall be provided from abutting public streets or roads.
2. Access: The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement width of thirty-six (36) feet and shall be at right angles to the existing public highway or street. A clear sight distance of at least three hundred (300) feet in both directions shall be afforded the driver of a vehicle prior to entering the public street or highway. There shall be no more than two (2) points of entrance/exist for any mobile home park on the same road or highway.
3. Internal Streets - Surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
  - a. Where parking is permitted on both sides, a minimum pavement width of thirty-six (36) feet will be required.
  - b. A minimum road pavement width of thirty (30) feet will be required where parking is limited to one (1) side.
  - c. A minimum road pavement width of twenty-four (24) feet will be required where parking is not permitted.
  - d. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least seventy-five ~~(75)~~ feet.

4. Required Illumination of Park Street Systems - All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.
5. Street Construction and Design Standards:
  - a. Streets: All streets shall be surfaced in accordance with (municipality) specifications applicable to streets in conventional residential developments.
  - b. Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall be not more than eight (8) per cent. Short runs with a maximum grade of fifteen (15) per cent may be permitted provided traffic safety is assured by appropriate surfacing and adequate leveling areas.
  - c. Intersections: Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred and fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one (1) point shall be avoided.
  - d. A plan of the streets shall be provided with the application for the park permit.

301.10 Off-Street Parking Areas - Off-street parking for at least two (2) motor vehicles shall be provided at each mobile home lot, and off-street parking areas for additional vehicles of park occupants and guests shall be provided where street rights of way are of insufficient width for such purposes. Said parking lot spaces shall be a minimum width of ten (10) feet and a minimum length of twenty (20) feet per motor vehicle. One (1) off-street parking space shall be constructed and maintained by the park management per mobile home lot in a common parking facility designed specifically for the storage of such things as boats, recreational vehicles, snowmobiles, etc.

301.11 Walks:

1. General Requirements: All parks may provide safe, convenient, all-season pedestrian access of adequate width for intended uses, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
2. Common Walks System: Where pedestrian traffic is concentrated and a common walk system is provided, such common walks shall have a minimum width of three and one-half (3½) feet.
3. Individual Walks: All mobile home lots shall be constructed to common walks or to streets or to driveways or parking spaces connecting to a paved street. Such individual walks shall have minimum width of two (2) feet.

301.12 Construction of Mobile Home Lots:

1. Mobile home lots within the park shall have an average gross area of eight thousand (8000) square feet except if the park is serviced by a system of sanitary sewers. In such case, the (5,000) square feet.
2. The total number of lots in a park shall not exceed an average density of six (6) per acre.
3. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home and in such position as to allow a minimum of fifteen (15) feet between the mobile home and the right of way of the park street which serves the lots.

301.13 Recreation Area - A landscaped, recreational area or areas with suitable facilities shall be maintained within the park for the use of all park residents. Said area shall be equal to five (5) per cent of the total land area of the mobile home park.

Section 302. Mobile Home Standards or Pads

302.01 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 super-structure against uplift, sliding rotation and overturning.

1. 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 on the structure.
2. A mobile home stand area shall be prepared by removing the topsoil and grading to slope of not more than five-tenths (.5) per cent 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.

Section 303. Water Supply

303.01 General Requirements - An adequate supply of water shall be provided for mobile homes, service buildings and other accessory facilities as required by this Ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made hereto and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Pennsylvania Department of Environmental Resources and/or other authorities having jurisdiction.

303.02 Sources of Supply:

1. The water supply shall be capable of supplying a minimum of one hundred and fifty (150) gallons per day per mobile home.
2. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
3. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms,

whether above or below ground, have free drainage by gravity to the surface of the ground.

4. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

303.03 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.

303.04 Water Distribution System:

1. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with Department of Environmental Resources' regulations.

303.05 Individual Water-Riser Pipes and Connections:

1. 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.
2. The water-riser pipe shall have a minimum inside diameter of one-half ( $\frac{1}{2}$ ) inch and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
3. 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.
4. 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 manufacturer and their method of installation are approved.

Section 304. Sewage Disposal

304.01 General Requirements - An adequate and safe sewerage 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 Resources and/or local health regulations.

304.02 Individual Sewer Connections:

1. Each mobile home lot shall be provided with at least a three (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.
2. The sewer connection (see definition) shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof. All joints shall be watertight.
3. All materials used for sewer connections shall be semirigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
4. 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 one-half ( $\frac{1}{2}$ ) inch above ground elevation.

304.03 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 approved materials by the Pennsylvania Department of Environmental Resources and shall have watertight joints.

304.04 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 Resources prior to construction.

Section 305. Electrical Distribution System

305.01 General Requirements - Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power companies' specifications regulating such systems. In addition, all mobile home parks containing five (5) or more lots shall have underground power distribution lines.

305.02 Power Distribution Lines:

1. Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, service building or other structure.
2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.

305.03 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.

305.04 Required Grounding - All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

Section 306. Solid Waste Disposal System

306.01 General Requirements - 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 Pennsylvania Department of Environmental Resources' regulations governing mobile home parks.

Section 307. Insect and Rodent Control

307.01 General Requirements - 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 Environmental Resources' regulations governing mobile home parks.

Section 308. Fuel Supply and Storage

308.01 Natural Gas System:

1. Natural gas piping systems, when installed in mobile home parks, shall be maintained in conformity with accepted engineering practices.
2. 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.

308.02 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:

1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
3. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted, liquified petroleum gas in liquid form shall not be conveyed through piping ~~equipment and systems in mobile homes.~~

4. Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.
5. 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 specially approved by the authority having jurisdiction.

308.03 Fuel Oil Supply System:

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 (5) inches of storage tanks.
4. All fuel storage tanks or cylinders shall be securely placed and shall not be less five (5) feet from any mobile home exit.
5. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 309. Telephone and Television

- 309.01 Telephone - When telephone service to mobile home stands is provided, the distribution systems shall be underground, unless economically impractical.
- 309.02 Television - Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to mobile home stands may be overhead or underground but shall be in general accord with the placement of the electrical distribution system.

Section 310. Fire Protection

- 310.01 Local Regulations - The mobile home park area shall be subject to the rules and regulations of the (name of political subdivision) fire prevention authority where provided.
- 310.02 Litter Control - Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.
- 310.03 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.
- 310.04 Fire Hydrants - Fire hydrants shall be installed if their water supply sourced is capable to serve them in accordance with the following requirements:
1. The water supply source shall permit the operation of a minimum of two (2), one and one-half (1½) inch hose streams.
  2. Each of two (2) nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.
  3. Fire hydrants, if provided, shall be located within six hundred (600) feet of any mobile home, service building or other structure in the park and shall be installed in accordance with (municipality) specifications.

Section 311. Storage Facilities

311.01 General Requirements:

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 openings for light and ventilation, shall not

inhibit inspection of mobile home equipment and utility connections, shall be at least three (3) feet from any lot line, shall be located at least fifteen (15) feet from any mobile home, and shall not be located in the front yard of the lot.

Section 312. Service Buildings and Other Community Service Facilities

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

1. Management offices, repair shops and storage areas;
2. Laundry facilities;
3. Indoor recreation areas;
4. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

312.02 Structural Requirements for Buildings:

1. 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 and protected as to prevent entrance or penetration of moisture and weather. Local building codes shall set the specific construction standards.
2. All rooms containing laundry facilities shall have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, water-proof material or covered with moisture-resistant material and have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10) per cent of the floor area served by them and have at least one (1) window which can be easily opened or a mechanical device which will adequately ventilate the room.

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

Section 313. Miscellaneous Requirements

313.01 Responsibilities of the Park Management:

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.
2. 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.
3. 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.
4. The 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.

313.02 Removal of Mobile Homes - No mobile home, whether installed in a mobile home park, shall be removed (from the municipality) without first obtaining a permit from the (municipality) tax collector, as required by Act No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee of two dollars (\$2.00) and real estate taxes assessed against the home and unpaid at time the permit is requested.

Article IV

VARIANCES

Section 401. Application of Variance Power

- 401.01 Variances to this Ordinance shall be granted by the Commission under the variance provisions of the Subdivision and Land Development Regulations of the County of Tioga, Pennsylvania.
- 401.02 The Commission shall have the power to hear and rule on appeals. Such appeals must be filed with the Commission.

## Article V

### ENFORCEMENT AND LEGAL PROCEDURE

#### Section 501. Appointment

- 501.01 It shall be the duty of the Commission to enforce the provisions of this Ordinance.

#### Section 502. Duties

- 502.01 It shall be the responsibility of the Commission to make periodic inspections of mobile home parks in the county and make such reports as the Planning Commission may require.
- 502.02 If the Commission shall find that any mobile home park has been established or is being maintained in violation of the provisions of this Ordinance, he shall promptly notify the owner thereof in writing. If the owner fails to abate the said violation and comply with the provisions of this Ordinance within thirty (30) days, the Commission shall cause such violation to be removed or remedied. The cost of such removal or remedy shall be borne by the owner or lessor, and shall be a lien upon the premise.
- 502.03 The Commission shall cause any violation of the provisions of this Ordinance, which is in immediate peril to persons or property, to be removed immediately. The cost shall be a lien upon the premise.

#### Section 503. Enforcing Officer

- 503.01 The provisions of this Ordinance shall be administered by the Commission. The Commission may delegate all or part of the administration of this Ordinance to an agent and the extent of this delegation shall be on record in the minutes of the Commission.

Section 504. Permits

- 504.01 It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Tioga County unless he holds a valid permit issued by the Pennsylvania Department of Environmental Resources in the name of such person for the specific construction, alteration or extension proposed and also plans approved by the Commission.
- 504.02 All applications for permits shall be made by the owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Resources, Chapter 179, Title 25, entitled, Regulations for Mobile Home Parks, adopted, September 18, 1971.
- 504.03 A copy of the said Department of Environmental Resources' application shall be concurrently filed with the Commission.
- 504.04 Upon receipt of such application, the Commission shall forthwith inspect the applicant's plans and proposed park to determine compliance with the provisions of this Ordinance. After favorable determination with the same and upon being furnished a copy of the permit issued by the Pennsylvania Department of Environmental Resources to the applicant, said official shall issue a mobile home park permit to the applicant which shall be valid for a period of one (1) year thereafter.
- 504.05 Renewal permits for a one (1) year period shall be issued by said officer upon furnishing proof by applicant that his mobile home park continues to meet the standards prescribed by the Pennsylvania Department of Environmental Resources and this Ordinance.
- 504.06 Mobile home parks in existence upon the effective date of this Ordinance shall be required to meet only the standards of the Pennsylvania Department of Environmental Resources as a prerequisite to the issuance of a county permit, and all other minimum standards prescribed herein shall be applicable only to those parks which are constructed or expanded after the effective date hereof.

Section 505. Plan Fees

505.01 At the time of filing for approval of the plans for a mobile home park, the application shall be accompanied by a certified check or money order, payable to Tioga County, to cover the cost of checking and verifying the plans, in the amount of twenty-five dollars (\$25.00) plus one dollar (\$1.00) per mobile home lot. In the event that the Commission is required to perform additional or unusual service in determining if said application conforms to the provisions of the Ordinance, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not the application is approved.

Section 506. Transfer of Permit

506.01 Every person holding a permit to operate a mobile home park shall file notice in writing to the Pennsylvania Department of Environmental Resources and the Commission within ten (10) days after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. If the permit is transferred by the Department of Environmental Resources, proof of such transfer shall be furnished the Commission.

Section 507. Penalties

507.01 The violation of the terms of this Ordinance shall be punishable by a fine not exceeding three hundred dollars (\$300.00) or imprisonment not exceeding thirty (30) days or both in the descretion of the court for each offense; and each day a violation continues to exist shall constitute a separate offense.

Article VI

SEVERABILITY AND CONSTITUTIONALITY

Section 601. Severability and Constitutionality

601.01 The provisions of this Ordinance shall be severable; and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the validity of any of the remaining pro-

visions of this Ordinance. It is hereby declared as legislative intent that this Ordinance would have been adopted or if such unconstitutional, illegal or invalid provisions had not been included therein.

Duly enacted and ordained as an Ordinance of the County of Tioga on this 20 day of DEC., 1976, by the Commissioners of the County of Tioga, Commonwealth of Pennsylvania.

Commonwealth of Pennsylvania  
County of Tioga

BY: Hermit H Moore  
Chairman

ATTEST: Donald H. Blackwell  
Chief Clerk