

## CHAPTER 14

### MOBILE HOMES AND MOBILE HOME PARKS

#### PART 1

#### MOBILE HOMES

§101. Installation Requirements

§102. Enforcement Penalties



PART 1

MOBILE HOMES

§101. INSTALLATION REQUIREMENTS.

If a mobile home is erected and maintained as a single-family dwelling house outside a mobile home park, the following requirements shall be met:

- A. No mobile home shall be erected on a single lot unless a building permit is first obtained from the Borough.
- B. The tract upon which the mobile home is installed shall be a minimum of 25 feet by 125 feet, or 3,125 square feet.
- C. No mobile home may be constructed on a lot already occupied by another residence. For purposes of this subsection, "lot" shall be defined as a tract or parcel of land described in a single deed, intended for transfer of ownership, use, lease, improvement or development. [Ord. 1-2001].
- D. The mobile home shall be installed so that the setback from the front property conforms with other dwellings, on either side, and the mobile home is set back at least 15 feet from adjacent occupied structures.
- E. The mobile home shall be constructed on a foundation or setting of the homeowner's choice, in accordance with accepted safety standards and practices. After the mobile home has been placed upon a foundation as described above, the hitch which is employed for the usual and normal movement of the unit shall be removed. If it is a nonremovable hitch, then it shall be covered by or included in the decorative skirt. After placement of the mobile home, the base of the home shall be covered by a manufactured decorative skirting.
- F. All mobile homes shall be connected directly to a public water and sewer system. If a public sewer is not available a permit must be secured for an onlot disposal system. All service and utility connections must be permanent installations.
- G. Installation of all mobile homes shall comply with the applicable Portage Borough Floodplain Management Ordinance [Chapter 8].
- H. Any single onlot mobile home shall meet the specifications for manufacture of mobile homes as set forth in United States Standards Institute Standards for Mobile Homes, USA Standard A 119.1-1969, NFPA No. 501B-1968, and any subsequent modification or amendment of such standards.

(Ord. 2-1987, 7/13/1987, §1; as amended by Ord. 6-2000, 2/7/2000; and by Ord. 1-2001, 2/5/2001)

MOBILE HOMES AND MOBILE HOME PARKS

**§102. ENFORCEMENT PENALTIES.**

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine not to exceed \$1,000 plus costs and, in default of payment of said fine and costs, to imprisonment for a term not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(Ord. 2-1987, 7/13/1987, §2; as amended by Ord. 3-1999, 4/5/1999)