

CHAPTER 14

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PART 1

MOBILE HOMES

§14-101. Anchoring Mobile Homes.

All mobile homes shall be firmly anchored to prevent flotation, collapse or lateral movement which may result in damage to other structures with the following:

- A. Over-the-top ties and each of the four corners of the mobile home, with two additional ties per side at intermediate locations for mobile homes 50 feet or longer and mobile homes less than 50 feet long requiring one additional tie per side.
- B. Frame ties in each corner of the home with three additional ties per side at intermediate points for mobile homes 50 feet or longer and mobile homes less than 50 feet long requiring one additional tie per side.
- C. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
- D. Piers and footings as follows: spaced at 10 foot intervals on both frame rails with end ones no further than 50 feet from the end of the mobile home; footings of solid concrete 16 inches by 16 inches by 8 inches or below the frost line, whichever is greater; piers of standard 8 inch by 8 inch by 16 inch solid concrete block; wood blocks used for leveling shall not exceed a maximum thickness of 4 inches. Such block shall be of nominal 8 inch by 16 inch dimensions; equivalent anchoring systems shall be acceptable and shall be set forth and described in the building permit application. An adjustable screw anchor type column fastened to both frame rail and to a concrete pad of 4 inch thickness extending the length and width of the mobile home is also required. The perimeter of the base of the mobile home shall be permanently covered on all four sides.
- E. Any additions to any existing or future mobile homes shall be similarly anchored.
- F. In addition, each mobile home shall have front and rear setbacks of at least 10 feet and side setbacks of at least 5 feet on either side.
- G. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. However, such enclosure shall afford sufficient ventilation to inhibit decay and deterioration of the structure.

(Ord. A105, 9/1/1987, §1)

MOBILE HOMES AND MOBILE HOME PARKS

§14-102. Building Permits.

In the event that any person wishes to place a mobile home in Pulaski Township, they shall file a building permit application with the Pulaski Township Secretary. Within 30 days after said building permit is filed, the Pulaski Township Supervisors shall grant said permit or deny the permit. In the event that the Supervisors deny said permit, it shall state the reasons for denying same in writing. A permit shall be denied for the following reasons:

- A. The permit and proposed mobile home do not comply with this Part.
- B. The exterior design of the mobile home is not compatible with the surrounding existing uses and/or buildings.
- C. The mobile home is unsafe or uninhabitable.
- D. The placement of the mobile home in Pulaski Township would be injurious to the health, safety and welfare of the Township residents.

(Ord. A105, 9/1/1987, §2)

§14-103. Transporting of Mobile Homes.

In the event that the mobile home is a used mobile home to be moved from its existing location to Pulaski Township, then the Supervisors or their authorized representative shall inspect said mobile home prior to it being transported to Pulaski Township.

(Ord. A105, 9/1/1987, §3)

§14-104. Penalties.

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. A105, 9/1/1987, §4; as amended by Ord. A220, 9/10/2001)

§14-105. Nuisance Declared.

Any violation of this Part is hereby declared to be a nuisance. In addition to any other relief provided by this Part the Township Solicitor may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of the violation of this Part.

(*Ord. A105, 9/1/1987, §5*)

§14-106. Mobile Home Lots.

No mobile home shall be placed on a mobile home lot unless said lot measures at least 60 feet by 120 feet or a total area of measurement of no less than 7,200 square feet.

(*Ord. A105, 9/1/1987; as added by Ord. A130, 1/12/1998, §1*)

