

LONGSWAMP TOWNSHIP

ORDINANCE NO. 224

AN ORDINANCE OF THE TOWNSHIP OF LONGSWAMP, BERKS COUNTY, PENNSYLVANIA SETTING FORTH SETBACK DISTANCES FOR EXISTING MOBILE HOME UNITS WITHIN EXISTING MOBILE HOME PARKS OF THREE OR MORE UNITS.

WHEREAS, the Longswamp Township Board of Supervisors in reviewing its current Zoning Ordinance have no standards for mobile home setbacks for individual units within approved mobile home parks as of this date.

WHEREAS, several mobile home parks are located in zones where such mobile home parks are not permitted by right.

WHEREAS, the development of these mobile home parks were such that lot design was not configured to accept the current size and design of mobile home and modular units.

WHEREAS, many mobile home owners within mobile home parks are desirous of upgrading their unit size.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Longswamp, Berks County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

ATTORNEYS AT LAW

O'PAKE•ORWIG

A PROFESSIONAL CORPORATION

194th N. 13th Street

Le 215

Reading, PA 19604

(610) 939-9866

SECTION 1. That the standards set forth in this Ordinance are only applicable to existing mobile home parks of three or more mobile homes or modulars.

SECTION 2. That no lot lines or lot sizes may be altered, changed, enlarged, removed, reduced, or otherwise revised unless a Subdivision and/or Land Development Plan is received and approved by the Township.

SECTION 3. That a minimum space of twenty-five feet (25') shall be maintained between each mobile home provided that at least fifteen feet (15') shall be provided between any attachment to a mobile home and an adjacent mobile home or attachment thereto. ~~Should the~~ next most proximate structure be other than a mobile home or a pre-manufactured lawn building or an attachment to a mobile home, the distance between the two structures shall be no less than twenty-five feet (25').

SECTION 4. That there shall be provided a rear yard of at least ten feet (10') between the rear of each mobile home and the rear of the mobile home space.

SECTION 5. That no mobile home shall be located closer than one hundred feet (100') to a permanent building existing at the time the plan of the mobile home park is approved and located on a property owned by a person or entity other than the owner of the mobile home park, or closer than fifty feet (50') to any property line bounding the mobile home park, or closer than one hundred feet (100') to the paved areas of any public street or public highway.

SECTION 6. That utility buildings shall be permitted, provided that the owner thereof applies for and receives written permission from the Park Owner or his Agent. Such utility building shall be no larger than ten feet (10') by fourteen feet (14') by ten feet (10') high and

shall be located parallel to the mobile home, provided that such utility building shall be located more than one hundred feet from the curb line of the surfaced street.

SECTION 7. That a Longswamp Township Zoning Permit and Building Permit is required for all mobile home or modular units, attachments, utility buildings, and accessory structures governed by this Ordinance.

SECTION 8. In the event that any provision, section, sentence, clause, or portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not effect or impair any of the remaining Ordinance. It is hereby declared to be the intent of the Board of Supervisors of the Township of Longswamp that the remainder of this Ordinance shall be and remain in full force and effect notwithstanding the fact that such portion thereof shall be invalid or unconstitutional.

SECTION 9. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance, are hereby repealed insofar, but only insofar, as the same are inconsistent herewith.

SECTION 10. This Ordinance shall take effect five (5) days subsequent to its passage.

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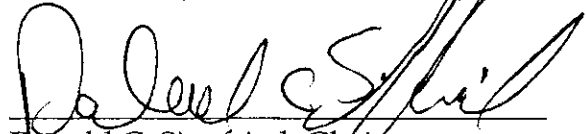
194th N. 13th Street

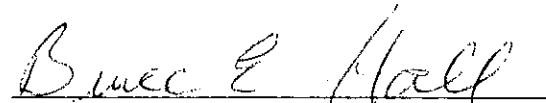
(Suite 215
Reading, PA 19604


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ORDAINED and ENACTED as an Ordinance by the Board of Supervisors of the Township of Longswamp, Berks County, Pennsylvania, in lawful session duly assembled this 22nd day of March, 2005.

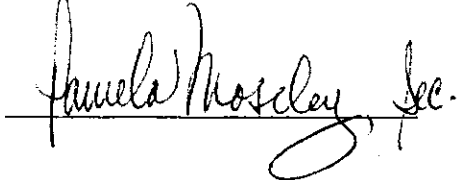
BOARD OF SUPERVISORS OF LONGSWAMP
TOWNSHIP, BERKS COUNTY, PA


Donald C. Siegfried, Chairman


Bruce E. Hall, Supervisor


Troy Fairchild, Supervisor

Attest:


Pamela Mosley, Sec.

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1940 N. 13th Street

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