

ATTESTED COPY

ORDINANCE NO. 10-2018

AN ORDINANCE TO AMEND CHAPTER 27, PART 1, SECTION 27 (§27-101) OF THE CODE OF ORDINANCES OF THE BOROUGH OF CRESSONA TO AMEND THE DEFINITIONS OF “DWELLING, SINGLE FAMILY” AND “MANUFACTURED HOUSING/MOBILE HOME,” AND TO AMEND CHAPTER 27, PART 8, SECTION 27 (§27-802.6) OF THE CODE OF ORDINANCES OF THE BOROUGH OF CRESSONA TO CLARIFY WHERE MOBILE HOMES MAY BE LOCATED WITHIN THE BOROUGH

WHEREAS, the Borough of Cressona has enacted a Code of Ordinances establishing rules and regulations within the Borough;

WHEREAS, as part of the aforesaid Code of Ordinances, the Borough has enacted an Ordinance to regulate the placement of mobile homes in the Borough;

WHEREAS, the Borough Council believes it is in the best interests of the residents of the Borough to amend the aforesaid provisions to redefine the terms “DWELLING, SINGLE FAMILY” and “MANUFACTURED HOUSING/MOBILE HOME,” and to clarify where mobile homes may be located within the Borough;

NOW, THEREFORE, be it ordained by the Borough of Cressona, that §27-101 of the Code of Ordinances of the Borough of Cressona is hereby AMENDED as follows:

- Dwelling, Single Family – a building designed for or occupied exclusively by one family. Within the Borough, manufactured housing / mobile homes will be permitted to be located on a property as a single family dwelling subject to the following requirements: 1) the hitch shall be removed from the mobile home, 2) the manufactured housing / mobile home shall be placed on a permanent foundation, 3) all area and bulk requirements for single family dwellings in the respective residential zoning district shall be met, 4) the title of the unit shall be retired, and 5) sidewalks shall be constructed to meet Borough ordinance requirements.
- Manufactured Housing / Mobile Home – a transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be

joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used with or without a permanent foundation. Travel trailers and cappers are included. Manufactured housing / mobile homes not located on a permanent foundation are only permitted in the Borough in the R3 High Density Residential District as part of an approved Mobile Home Park or Mobile Home Subdivision.

FURTHER, be it ordained by the Borough of Cressona that 27-802.6 of the Code of Ordinance of the Borough of Cressona is hereby AMENDED as follows:

Mobile homes not placed on a permanent foundation shall only be located in the Borough within approved mobile home parks and mobile home subdivisions subject to the following regulations:

- A. A mobile home park or subdivision shall contain a minimum of 10 acres.
- B. Maximum density in a mobile home park or subdivision shall be 10 units per acre.
- C. Regardless of lot size, the side yard distance measured from the outside of each mobile home to the lot line shall not be less than 20 feet in total and no one side yard distance less than eight feet. Front and rear yards shall not be less than 20 feet and, in no case, shall the distance between any two mobile homes be less than 20 feet.
- D. All streets, roads, and driveways in a mobile home park or subdivision shall be paved with an all-weather surface.
- E. Each mobile home in a mobile home park must have at least one paved parking space sufficient in size for at least one automobile. The spaces may be provided in a common parking area with the mobile home park, not necessarily individual spaces on individual lots.
- F. Each parking space in a mobile home park or subdivision shall abut on a park driveway, with access to such driveway. Access to all parking spaces shall be from the driveways and not from public streets and highways.

G. The following uses are permitted, as special exceptions, by the Zoning Hearing Board as provided for in Part 17 of this Chapter:

- (1) Special exceptions as specified in the R1 and R2 Residential Districts.
- (2) Grocery stores of a small convenience type provided that the first floor sales area, including the storage area, is no larger than 1,500 square feet and no traffic congestion is likely to be incurred.
- (3) Drug stores of small convenience type provided that the first floor sales area is no larger than 600 square feet and no traffic congestion is likely to be incurred.

Any ordinance or part of any ordinance conflicting with the provisions of this Ordinance shall be and the same is hereby repealed, insofar as the same effects this Ordinance.

If any section, clause, provision or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance so long as it remains legally enforceable without the invalid portion. The Borough reserves the right to amend this Ordinance or any portion thereof from time to time as it shall deem advisable in the best interest of the promotion of the purposes and intent of the Ordinance, and the effective administration thereof.

ENACTED this 15th day of October, 2018, by the Cressona Borough Council in lawful session duly assembled.

CRESSONA BOROUGH
COUNCIL


Council President

CRESSONA BOROUGH

Gail Knapp
Borough Mayor

ATTEST:

Regina M. Donon
Secretary