

ORDINANCE - TRAILERS AND TRAILER PARKS

AN ORDINANCE PROHIBITING THE MAINTENANCE OF TRAILERS AND TRAILER PARKS AND ESTABLISHING REGULATIONS FOR THE APPLICATION FOR OPERATING MOBILE-HOME PARKS, MOBILE HOME OPERATION, AND PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEE THEREFORE REGULATING THE PLACING AND KEEPING INDIVIDUAL MOBILEHOMES PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEES THEREFORE AND PROHIBITING UNSAFE AND UNSANITARY CONDITIONS: PROVIDING FOR INSPECTION: DEFINING CERTAIN TERMS AND PROVIDING PENALTIES FOR VIOLATION UPON LANDS WITHIN THE TOWNSHIP OF REED, COUNTY OF DAUPHIN AND STATE OF PENNSYLVANIA.

SECTION I

DEFINITIONS

- A. "Persons" including individuals, partnerships, corporations, owners, lessees, licensees, and the agents of each of them.
- B. "Licensee" means any person to whom a permit has been issued hereunder to operate and maintain a mobile-home park.
- C. "Trailer" means a trailer coach not equipped with running water, bath facilities, flush toilet and appropriate sanitary conditions.
- D. "Trailer park" means privately owned land upon which any trailer is intended to be parked and occupied as a dwelling.
- E. "Mobilehome" means a unit similar to a trailer coach but which is equipped with running water, bath facilities, flush toilet and appropriate sanitary utilities.
- F. "Mobilehome park" means privately owned land upon which two or more mobile-homes are or are intended to be parked and occupied as dwellings.
- G. "Existing mobilehome park" is that area, at the date this ordinance becomes effective, on which mobilehomes are parked and occupied; or on which sanitary facilities, roads and other facilities, have already been installed to accommodate other mobilehomes intended for dwellings.
- H. "Officer" means the Reed Township Supervisors.

SECTION 2.

Trailer Parks Prohibited

No person shall maintain or operate a trailer park in the Township of Reed. No occupied trailer shall be permitted in a mobilehome park for a period exceeding 30 days.

SECTION 3.

PERMIT REQUIRED FOR MOBILEHOME PARKS

No person shall maintain or operate a mobilehome park or extend the area of an existing mobilehome park or license the number of mobilehomes in an existing mobilehome park in the Township of Reed to an area or number greater

than that provided for in the original application and permit without first having obtained a permit therefor from the Officer pursuant thereto.

The regulations shall apply forthwith to new mobilehome parks, to any extension of an existing mobilehome park and to any increase in the number of mobilehomes in an existing mobilehome park; provided, however, that the Officer may, upon application, grant such extensions of time or waive such requirements as may in his judgment be required by the specific circumstances, "where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship".

The regulations shall not apply to existing mobilehome parks.

SECTION 4

APPLICATION FOR PERMIT FOR MOBILEHOME PARK AND APPLICATION FOR PERMIT FOR EXTENSION OF AREA OR INCREASE IN THE NUMBER OF HOMES IN AN EXISTING MOBILEHOME PARK

Application for permit hereunder shall be made to the Township Secretary in writing. Such application shall include the following:

- A. Name and address of application, and name and address of real party in interest if other than applicant.
- B. A plot plan showing the site of the mobilehome park, roads, location, size, shape, area increases; number of mobilehomes, location of sanitary provisions, and names of abutting property owners, according to the Assessor's records. All final plans or maps shall be of overall size not larger than 17 inches by 24 inches, including border. The plan shall be filed with the Township Secretary and shall not be accepted for recording until signed as accepted by the Officer.
- C. Proof of ownership, option or valid lease.
- D. A fee of \$100.00 shall accompany each application for a permit.
- E. The owner of a mobilehome park or the operator of said park shall notify the Officer, through its Secretary, of any changes made in the mobilehome park or the occupancy of the mobilehomes located therein. In the event the Officer, in their discretion determine that the changes require an inspection of the park, then said inspection shall be made by the Officer and an inspection fee of One Hundred (\$100.00) Dollars shall be required to be paid by the owner of the mobilehome park or the operator thereof.
- F. In the event the Board of Supervisors are not informed of any changes made to said mobilehome park, or the occupancy of a mobilehome located therein within one (1) year then the Board of Supervisors may, in their discretion inspect said mobilehome park and continue said inspection annually and the One Hundred Dollar (\$100.00) inspection fee shall be charged for each inspection to be paid by the owner of the land upon which said mobilehome park is located, or the operator of said mobilehome park.
- G. The owners and operators of mobilehomes parks shall follow the provisions of the Subdivision Ordinance of the Township of Reed in regard to set back lines, off street parking lot size, streets and blocks and in all other pertinent respects.

SECTION 5

PUBLIC HEARINGS

The Township Supervisors may hold a public hearing regarding any application for a mobilehome park permit, if, in his judgment, the specific circumstances require such action.

SECTION 6

REGULATING THE PLACING AND KEEPING OF INDIVIDUAL MOBILEHOMES

A. It shall be unlawful for any owner, tenant, or legal custodian of any lot or piece of ground in the Township of Reed aforesaid to keep or permit to be kept any mobilehome, occupied or intended to be occupied in that location, upon any lot or piece of ground owned or leased by him or over which he has legal custody, other than a mobilehome park, for a period exceeding thirty (30) days without first obtaining a permit and paying an inspection fee herein prescribed. Application for permit shall be made to the Township Secretary.

B. An inspection fee of twenty-five dollars (\$25.00) shall be charged for each inspection made of a mobilehome outside an authorized park to defray the expense of inspecting the sanitary facilities and guarding that the requirements of this ordinance are made. The owner of the land on which said mobilehome is located shall inform the Supervisors of any change made to the mobilehome facility. In the event no change is reported by said owner within one (1) year then the Supervisors may, in their discretion enter upon said premises and inspect the mobilehome facility and require the hereinbefore required Twenty-five Dollars (\$25.00) inspection fee be paid to them by the owners of the land whereas said mobilehome is located, or the occupancy of said mobilehome.

C. No permit for keeping or permitting to be kept a mobilehome on an outside authorized mobilehome park shall be granted unless the application shows the street address of the proposed location, the name of the mobilehome occupants and a description of the proposed lot of ground to be occupied by the mobilehome. Each mobilehome shall conform to the following requirements:

1. A mobilehome lot generally shall contain one hundred fifty (150) feet in frontage by one hundred fifty (150) feet in depth and conform with all of the requirements of the sub-division ordinance of the Township of Reed.

2. All mobilehomes must be hooked to a sanitary or septic tank facility meeting the specifications and the approval of the Department of Health of the Commonwealth of Pennsylvania.

Each mobilehome owner, tenant, or legal custodian of the lot or piece of ground to be occupied, shall make a signed statement certifying that the water supply, garbage and refuse disposal and sanitary facilities, duly approved by the Township Supervisors, are installed and will be available at all times to mobilehome occupants, and such other pertinent information as may be required.

Section 6 shall not apply to an individual mobilehome located on the site in the Township prior to the effective date of this ordinance but shall apply to said mobilehome if it is moved to another site or exchanged for another mobilehome after this ordinance becomes effective.

SECTION 7

PENALTIES FOR VIOLATION

Any person who shall violate or assist in the violation of any of the requirements of this ordinance shall upon conviction before any Justice of the Peace in the Township be fined not more than fifty dollars (\$50.00) for each offense; and the permit prescribed hereunder may be suspended or revoked. Every day's violation of any of the provisions of this ordinance shall constitute a separate offense.

SECTION 8

SEPARABILITY

If any clause, provision, or requirement of this ordinance be declared invalid, such action shall not affect the validity of any other clause, provision, or requirement hereof.

SECTION 9

This ordinance shall supersede, repeal and make ineffective any previous ordinance concerning trailers, trailer park, mobilehomes and mobilehome parks in the Township of Reed.

SECTION 10

EFFECTIVE DATE

This ordinance shall become effective on August 20, 1970.

APPROVED by the Board of Supervisors and enacted into an ordinance on the 20th day of July, 1970, and

SUPERVISORS OF REED TOWNSHIP

George H. Bunnell
Paul H. Danesh
Edward N. Dyer