

## CHAPTER 14, MOBILE HOMES AND MOBILE HOME PARKS

### Part 1, General Regulations

#### §101. Definitions.

The following words and terms, as used in this Chapter, shall have the meaning respectively ascribed thereto<sup>1</sup>, unless the context clearly indicated a different meaning.

PERSON – any natural person, partnership, firm, association or corporation.

TRAILER – any structure which is mounted, or designed for mounting, on wheels, and which includes accommodations designed for sleeping or living purposes of one or more persons, excepting a device used exclusively upon stationary rail or tracks.

TRAILER PARK – any lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer, or upon which any trailer is parked or located, whether or not a charge is made for the use of the trailer park and its facilities, and shall include all buildings and structures used or intended for use as a part of the equipment thereof. The term "trailer park" shall not include any automobile or trailer sales lot on which any unoccupied trailer is parked for the purpose of inspection and sale.

In this Chapter, the singular shall include the plural and the masculine shall include the feminine and the neuter. (Ord. 67-1, 12/13/1967, §1)

#### §102. Parking.

1. No person shall park or locate any trailer, or allow it to stand, upon any street, alley or other public place, or upon any tract of land, occupied or unoccupied, within the Township of Smith, except as provided in this Chapter.
2. No person shall allow any trailer to stand upon any of the streets or alleys in the Township of Smith, without being attached to a motor vehicle.
3. No person shall park any trailer, attached to a motor vehicle, on any street or alley in the Township for a period of time longer than that allowed for the parking of vehicles upon such street or alley by the applicable State laws and the ordinances of the Township applicable to traffic and parking. Any person who shall violate this section shall be subject to the penalties specifically provided in such laws and ordinances, as the case may be.

(Ord. 67-1, 12/13/1967, §§2 to 4)

### §103. Occupying of Trailers.

1. No person shall occupy any trailer in the Township of Smith for sleeping or living purposes except in a trailer park licensed under this Chapter, unless such trailer conforms to and complies with all plumbing, electrical, sanitary and building regulations of the Township applicable to stationary dwellings. Provided, however, the parking or storing of no more than one (1) unoccupied trailer in a private garage, or in a rear yard, shall be permitted, on condition that no person uses such trailer for living or sleeping purposes while such trailer is so parked or stored.
2. No person shall operate or occupy any trailer park within the Township except as provided in this Chapter. (Ord. 67-1, 12/13/1967, §§5 and 6)

### §104. Permit Required to Operate Park.

No person shall establish or operate any trailer park within the Township until a permit shall have been secured from the Township. Any person desiring to establish or to operate a trailer park shall make application for a permit to the Township. With every such application, there shall be submitted a plan of such trailer park or proposed trailer park showing the following:

1. The name and address of the applicant.
2. The extent and area to be used for trailer park purposes.
3. The location of all roadways and driveways.
4. The location of all lots intended for the parking of trailer.
5. The location and number of all existing or proposed facilities to be used by the occupants of trailer, including sanitary conveniences, washrooms, toilets, laundries and utility rooms.
6. The method and plan of sewage disposal.
7. The method and plan of garbage and refuse disposal.
8. The plan for water supply.
9. The plan for electric lighting of trailers.
10. The location of fire extinguishers.
11. A statement that the premises proposed to be occupied by such trailer park, in the case of a trailer park not established prior to the adoption of a Zoning Ordinance of the Township of Smith, if same is applicable, are entirely located in a district in which the establishment of trailer parks is permitted by such Zoning Ordinance, such statement to bear the signature of the Zoning Officer of the Township.

Such application shall be accompanied by a fee of twenty-five dollars (\$25.00) to cover the cost of the service of the Township officers and employees in making the necessary studies and investigations in connection with such application.

(Ord. 67-1, 12/13/1967, §7)

#### §105. Investigation.

Following the receipt of the application for a permit as provided above, the Township shall cause an investigation to be made of the premises to which such application related, in order to assure itself, before issuing such permit, that all requirements of this Chapter, applicable to trailer parks are conformed with. In connection with such investigation, the Township or any other designated Township personnel requested to do so by the Township shall visit the premises in order to determine whether requirements as to which they have particular knowledge and understanding are adhered to. (Ord. 67-1, 12/13/1967, §8)

#### §106. Issuance.

Immediately following the investigation required under §105, when the Township shall be satisfied that all the applicable requirements of this Chapter have been adhered to, or are to be adhered to according to the plans for a proposed trailer park, the Township shall issue a permit to establish and operate such park for a period of one (1) year after the issuance thereof. Such permit shall be subject to suspension whenever the holder thereof shall be convicted of any violation of this Chapter. A suspended permit may be reinstated by the Township, for the balance of the year for which it was issued, upon compliance of the holder thereof of all the provisions of the Chapter. No person shall operate a trailer camp in the Township during the time when the permit thereof shall have been suspended. (Ord. 67-1, 12/13/1967, §9)

#### §107. Change of Ownership

Whenever the ownership or management of any trailer camp shall have been changed, the new owner or manager thereof shall forthwith notify the Township, who shall amend the permit for such trailer camp, as well as the pertinent records of the Township, to indicate such change. (Ord. 67-1, 12/13/1967, §10)

#### §108. Nontransferable.

No permit issued under this Chapter shall be transferable to a different location. No person, holding a permit under this Chapter, shall extend or reduce the area of any trailer camp, add any new facility or structure, or eliminate an existing facility or structure, until notice of such proposed change shall have been given to the Township and the Township shall have ascertained, after investigation as in the case of the original application for a permit, that such proposed change is in accordance with all the requirements of this Chapter, and shall have signified that fact by his approval. (Ord. 67-1, 12/13/1967, §11)

§109. Renewal.

Prior to the date of expiration of any permit issued under this Chapter, the holder thereof may apply to the Township for renewal thereof, such application to be accompanied by a fee of fifty dollars (\$50.00). Following any investigation deemed necessary by the Township, it shall be ascertained whether all the requirements of this permit shall be extended for a further period of one (1) year. (Ord. 67-1, 12/13/1967, §12; as amended by Ord. 1985-2, 8/12/1985)

§110. Drainage.

Every trailer park shall be located in a well drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other water. (Ord. 67-1, 12/13/1967, §13)

§111. Lot Area.

Lots for individual trailers in a trailer park shall be indicated by corner markers and no individual lot shall have an area of less than eight hundred (800) square feet. Each lot shall abut upon a roadway or driveway, not less than twenty feet (20') wide. Every such roadway or driveways shall be well drained, shall be clearly marked, adequately lighted at night, and easily accessible to a public street.(Ord. 67-1, 12/13/1967, §14)

§112. Office in Park.

In every trailer park there shall be an official building in which shall be located the office of the person in charge of such trailer park. A copy of the permit issued under this Chapter, and of this Chapter, shall at all times be posted in such office, and the register of such trailer park shall at all times be kept therein.

(Ord. 67-1, 12/13/1967, §16)

§113. Trailer Park Register.

Every person holding a permit under this Chapter shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of the Township. Such register shall show, for each trailer accommodated in such trailer park, the following information:

1. The lot number upon which such trailer is parked or located.
2. The names and addresses of all persons using such trailer for living or sleeping purposes.
3. The State license number of such trailer and of the vehicle towing the same

4. The date of arrival of such trailer at such trailer park and the date of departed there from.

(Ord. 67-1, 12/13/1967, §17)

#### §114. Permit Regulations.

Each person holding a permit under this Chapter shall adhere to the following additions at all times:

1. He shall maintain such trailer camp in a clean, orderly and sanitary condition.
2. He shall see that no disorderly conduct or violation of any law or ordinance is committed upon the premises and shall immediately report to the proper authorities any violations which may come to his attention.
3. He shall report to the Board of Health all cases of persons or animals affected or suspected of being affected with any communicable disease, where he shall have reason to believe that medical attention has not been sought.
4. He shall maintain in convenient places, designated by the Fire Chief of the Township, hand fire extinguishers, in good working order, in the ratio of one to every eight (8) trailer lots or fraction thereof.
5. He shall prohibit the lighting of any open fire upon the premises.
6. He shall prohibit the use of any trailer by a greater number of occupants than that which it is designed to accommodate.

(Ord. 67-1, 12/13/1967, §18)

#### §115. Existing Trailer Parks.

Any person operating a trailer within the Township of Smith at the time of adoption of this Chapter shall cause the same to conform to the requirements of this Chapter, and shall make applications for, and secure, a permit to operate such trailer park within three (3) months from effective date of this Chapter.

(Ord. 67-1, 12/13/1967, §19)

#### §116. Inspections.

It shall be the duty of the Township to enforce the provisions of this Chapter, and, to that end it shall, from time to time, make or cause to be made, by the Township or any other designated Township personnel, an inspection to ascertain whether any trailer park shall continue to operate strictly under the provisions of this Chapter.

(Ord. 67-1, 12/13/1967, §20)

§117. 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 one thousand dollars (\$1,000.00) plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed ninety (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. 67-1, 12/13/1967, §21; as amended by Ord. 1985-2, 8/12/1985; and by Ord. 97-5, 11/19/1997)