

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

Part 1

General Regulations

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Part 1
General Regulations

§101. Definitions. The following words and terms, as used in this Chapter, shall have the meaning respectively ascribed thereto¹, 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,

1. "to term in this section" in original.

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

§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)