

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 MIDDLESEX, COUNTY OF CUMBERLAND AND STATE OF PENNSYLVANIA.

SECTION 1

DEFINITIONS

- a. "Persons" include 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 connections.
- 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 mobilehomes 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 Middlesex Township Supervisors.

SECTION 2

TRAILER PARKS PROHIBITED

No persons shall maintain or operate a trailer park in the Township of Middlesex. No occupied trailer shall be permitted in a mobile-home 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 Middlesex 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 hereto.

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 hardships."

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 applicant; and name and address of real party in interest if other than the 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 25 inches by 37 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 Office.
- c. Proof of ownership, option or valid lease.
- d. A fee of \$25.00 shall accompany each application for a permit.

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 Middlesex 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 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 five dollars (\$5.00) shall be charged for each mobilehome outside an authorized mobilehome park to defray the expense of inspecting the sanitary facilities and for guaranteeing that all requirements of this ordinance are met.

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 the following requirements:

1. Any mobilehome lot shall have a minimum of 4,000 square feet.
2. All mobilehomes must be hooked up to an approved septic tank with a minimum capacity of 500 gallons per four persons, with at least 100 lineal feet of field drain per each four persons.
3. Each mobilehome shall have appropriate and separate connections or intakes necessary to connect any mobilehome and its plumbing facilities to the septic tank system.
4. Each mobilehome shall have its own separate electric connections.
5. Each mobilehome shall have an independent water supply of its own or be connected to a public or private water system.
6. Each mobilehome shall have adequate garbage disposal facilities meeting the minimum requirements of the state and to be approved by the Township Supervisors.
7. The heating system of any mobilehome shall meet the requirements of the Township Supervisors for safety.

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 the 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 exchange for another mobilehome after this ordinance become 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 \$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 parks, mobilehomes and mobilehome parks in the Township of Middlesex.

SECTION 10

EFFECTIVE DATE

This ordinance shall become effective on October 7, 1964.

APPROVED by the Board of Supervisors and enacted into an ordinance the 2nd day of September, 1964.

SUPERVISORS OF MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA

Lee S. Bitch

Robert M. Sipple

Albert M. Skowron

ATTEST:

Robert B. Preston
Secretary