

Chapter 14

Mobile Homes and Mobile Home Parks

Part 1

Trailers and Trailer Parks

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Part 1**Trailers and Trailer Parks****§14-101. Definitions.**

The following words and terms, as used in this Part, shall have the meanings respectively ascribed to them in this Section, unless the context clearly indicates 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 for one or more persons, excepting a device used exclusively upon stationary rails 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 Part, the singular shall include the plural and the masculine shall include the feminine and the neuter.

(Ord. 1967-1, 12/4/1967, §1)

§14-102. No Parking or Locating of Any Trailer.

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 Borough of Lewisberry, except as provided in this Part.

(Ord. 1967-1, 12/4/1967, §2)

§14-103. Standing upon Any of the Streets or Alleys Is Prohibited.

No person shall allow any trailer to stand upon any of the streets or alleys in the Borough of Lewisberry, without being attached to a motor vehicle.

(Ord. 1967-1, 12/4/1967, §3)

§14-104. No Parking Any Trailer, Attached to a Motor Vehicle, on Any Street or Alley.

No person shall park any trailer, attached to a motor vehicle, on any street or alley in the Borough for a period of time longer than that allowed for the parking of vehicle upon such street or alley by the applicable State laws and the ordinances of the Borough 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. 1967-1, 12/4/1967, §4)

§14-105. Occupying Any Trailer in the Borough Is Prohibited.

No person shall occupy any trailer in the Borough of Lewisberry for sleeping or living purposes except in a trailer park licensed under this Part, unless such trailer conforms to and complies with all plumbing, electrical, sanitary and building ordinances of the Borough applicable to stationary dwellings. Provided, however, the parking or storing of no more than one 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.

(*Ord. 1967-1, 12/4/1967, §5*)

§14-106. Operating or Occupying Is Prohibited Within the Borough.

No person shall operate or occupy any trailer park within the Borough except as provided in this Part.

(*Ord. 1967-1, 12/4/1967, §6*)

§14-107. Establishing or Operating Any Trailer Park.

1. No person shall establish or operate any trailer park within the Borough until a permit shall have been secured from the Mayor. Any person desiring to establish or to operate a trailer park shall make application for a permit to the Mayor. With every such application, there shall be submitted a plan of such trailer park or proposed trailer park showing the following: [*Ord. 2007-2*]

- A. The name and address of the applicant.
- B. The extent and area to be used for trailer park purposes.
- C. The location of all roadways and driveways.
- D. The location of all lots intended for the parking of trailers.
- E. The location and number of all existing or proposed facilities to be used by the occupants of trailers, including sanitary conveniences, washrooms, toilets, laundries and utility rooms.
- F. The method and plan of sewage disposal.
- G. The method and plan of garbage and refuse disposal.
- H. The plan for water supply.
- I. The plan for electric lighting of trailers.
- J. The location of fire extinguishers.
- K. 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 the Zoning Ordinance of the Borough of Lewisberry [Chapter 27], 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 Borough.

2. Such application shall be accompanied by a fee in an amount as established from time to time, by resolution of Borough Council to cover the cost of the services of Borough officers and employee in making the necessary studies and investigations in connection with such application. [*Ord. 2007-2*]

(*Ord. 1967-1, 12/4/1967, §7; as amended by Ord. 2007-2, 12/17/2007*)

§14-108. Application for a Permit.

Following the receipt of the application for a permit as provided above, the Mayor shall cause an investigation to be made of the premises to which such application relates, in order to assure himself, before issuing such permit, that all requirements of this Part applicable to trailer parks are conformed with. In connection with such investigation, the building inspector, the health officer and any other Borough officer or employee requested to do so by the Mayor shall visit the premises in order to determine whether requirements as to which they have particular knowledge and understanding are adhered to.

(*Ord. 1967-1, 12/4/1967, §8; as amended by Ord. 2007-2, 12/17/2007*)

§14-109. Investigation Required.

Immediately following the investigation required under §14-108 of this Part, when the Mayor shall be satisfied that all the applicable requirements of this Part have been adhered to, or are to be adhered to according to the plans for a proposed trailer park, the Mayor shall issue a permit to establish and operate such park for a period of 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 Part. A suspended permit may be reinstated by the Mayor, for the balance of the year for which it was issued, upon compliance of the holder thereof of all the provisions of this Part. No person shall operate a trailer camp in the Borough during the time when the permit therefor shall have been suspended.

(*Ord. 1967-1, 12/4/1967, §9; as amended by Ord. 2007-2, 12/17/2007*)

§14-110. Change of Ownership or Management.

Whenever the ownership or management of any trailer camp shall have been changed, the new owner or manager thereof shall forthwith notify the Mayor, who shall amend the permit for such trailer camp, as well as the pertinent records of the Borough, to indicate such change.

(*Ord. 1967-1, 12/4/1967, §10; as amended by Ord. 2007-2, 12/17/2007*)

§14-111. Permit Shall Not Be Transferable to a Different Location.

No permit issued under this Part shall be transferable to a different location. No person, holding a permit under this Part, shall extend or reduce the area of any trailer camp, add any new facility or structure, or eliminate any existing facility or structure, until notice of such proposed change shall have been given to the Mayor and the Mayor shall have ascertained, after investigation as in the case of an original application for a permit, that such proposed change is in accordance with all the requirements of this Part, and shall have signified that fact by his approval.

(*Ord. 1967-1, 12/4/1967, §11; as amended by Ord. 2007-2, 12/17/2007*)

§14-112. Renewal of Permit.

Prior to the date of expiration of any permit issued under this Part the holder thereof may apply to the Mayor for renewal thereof, such application to be accompanied

by a fee in an amount as established from time to time by resolution of Borough Council. Following any investigation deemed necessary by the Mayor to ascertain whether all the requirements of this Part continue to be adhered to, the Mayor shall renew such permit for a further period of 1 year.

(*Ord. 1967-1, 12/4/1967, §12; as amended by Ord. 2007-2, 12/17/2007*)

§14-113. Location of a Trailer Park.

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. 1967-1, 12/4/1967, §13*)

§14-114. Indicating Corner Markers for Individual Trailers in a Trailer Park.

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 800 square feet. Each lot shall abut upon a roadway or driveway, not less than 20 feet wide. Every such roadway or driveway shall be well drained, shall be clearly marked, adequately lighted at night, and easily accessible to a public street. Lots for individual trailers shall be so located and arranged that when trailers are located thereon, the setback regulations of the Zoning Ordinance of the Borough of Lewisberry [Chapter 27] are adhered to.

(*Ord. 1967-1, 12/4/1967, §14*)

§14-115. Approved Drinking Water.

In each trailer park, a sufficient supply of pure, healthful drinking water from a source and of a quality approved by the Board of Health of the Borough, not more than 50 feet from any trailer, shall be provided in convenient locations. Waste from each outlet shall be emptied into a drain connected with an approved disposal system. No common drinking vessel shall be provided. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities.

(*Ord. 1967-1, 12/4/1967, §15*)

§14-116. Approved Sanitary Connection.

In each trailer park, toilet facilities, connected to a sanitary sewer or approved septic tank, shall be provided as follows: There shall be separate toilet rooms for each sex, located not more than 200 feet from any lot for an individual trailer. Such toilet rooms shall be provided with one flush toilet for each sex for each 10 trailer lots or fraction thereof, and, in addition, one urinal for each toilet room provided for men. Each toilet room shall include lavatories with hot and cold water, in the ratio of one lavatory to every two or less toilets. Toilet rooms shall be adequately heated when the outside temperature renders it necessary. No trailer provided with an inside toilet facility not connected to a sanitary sewer or an approved septic tank shall be accommodated in any trailer park unless there shall be available, in a room separate from the other toilet rooms, a hopper with flushing facilities for the disposal of the contents of night waste containers. Adequate facilities shall be provided for the washing of such containers, and the washings and hopper wastes shall be disposed of in such manner as shall be approved by the Board of Health.

(*Ord. 1967-1, 12/4/1967, §16*)

§14-117. Separate Bathing Facilities Provided.

In each trailer park, there shall be provided separate bathing facilities for each sex, with one shower or tub bath, enclosed in a compartment at least 4 feet square, for each sex for each 10 trailer lots or fraction thereof. Each shower compartment shall be supplemented by an adjacent individual dressing compartment. Bathing facilities for each sex shall be located not more than 200 feet from any lot for an individual trailer. Bathing rooms shall be adequately heated when the outside temperature renders it necessary.

(*Ord. 1967-1, 12/4/1967, §17*)

§14-118. Laundry Room Provided.

In each trailer park, there shall be provided a laundry room, with laundry trays, in the ratio of one double tray for each 10 individual trailer lots.

(*Ord. 1967-1, 12/4/1967, §18*)

§14-119. Floors of Concrete or Tile or Similar Material Necessary.

Floors of toilet rooms, bathing rooms and laundry rooms in each trailer park shall be of concrete, tile or similar material impervious to water and easily cleaned, and pitched to a floor drain. Liquid wastes from toilets, baths, lavatories and laundry rooms shall be piped to a sanitary sewer or a septic tank approved by the Board of Health.

(*Ord. 1967-1, 12/4/1967, §19*)

§14-120. Cooking Prohibited in Any Trailer Not Furnished with a Sink and a Sanitary Sewer Approved or Septic Tank.

No cooking shall be permitted in any trailer not furnished with a sink and a connection with a sanitary sewer or approved septic tank unless there shall be located within 150 feet of such trailer, a hopper or a kitchen or laundry sink for the disposal of dishwater. In every case, such facilities for the disposal of dishwater shall be separate from the hopper for the disposal of night wastes and the washings from night waste containers.

(*Ord. 1967-1, 12/4/1967, §20*)

§14-121. Plumbing, Electrical, Building and Other Work on the Premises in Accordance with Other Ordinances.

All plumbing, electrical, building and other work in the premises of any trailer park located in the Borough of Lewisberry shall be in accordance with any other ordinances of the Borough regulating such subjects. Provided, however, if there is any conflict between any such ordinance and any of the provisions of this Part, the provisions of this Part shall control as to the trailer park only.

(*Ord. 1967-1, 12/4/1967, §21*)

§14-122. Disposal of Garbage.

All ordinances of the Borough applicable to the accumulation, collection,

segregation and disposal of garbage shall be applicable to trailer parks located in the Borough, and shall be adhered to strictly by persons owning and operating trailer parks and by persons occupying trailers therein.

(Ord. 1967-1, 12/4/1967, §22)

§14-123. Office Building.

In every trailer park there shall be an office 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 Part, and of this Part, shall at all times be posted in such office, and the register of such trailer park shall at all times be kept therein.

(Ord. 1967-1, 12/4/1967, §23)

§14-124. Trailer Register.

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

A. The lot number upon which such trailer is parked or located.

B. The names and addresses of all persons using such trailer for living or sleeping purposes.

C. The State license number of such trailer and of the vehicle towing the same.

D. The date of arrival of such trailer at such trailer park and the date of departure therefrom.

(Ord. 1967-1, 12/4/1967, §24)

§14-125. Additional Regulations.

Each person holding a permit under this Part shall adhere to the following additional regulations at all times:

A. He shall maintain such trailer camp in a clean, orderly and sanitary condition.

B. 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.

C. 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.

D. He shall maintain in convenient places, designated by the Fire Chief of the Borough, hand fire extinguishers, in good working order, in the ratio of one to every eight trailer lots or fraction thereof.

E. He shall prohibit the lighting of any open fire upon the premises.

F. He shall prohibit the use of any trailer by a greater number of occupants than that which it is designed to accommodate.

(*Ord. 1967-1, 12/4/1967, §25*)

§14-126. Existing Trailer Parks.

Any person operating a trailer park within the Borough of Lewisberry at the time of adoption of this Part shall cause the same to conform to the requirements of this Part and shall make application for, and secure, a permit to operate such trailer park within 3 months from the effective date of this Part.

(*Ord. 1967-1, 12/4/1967, §26*)

§14-127. Duty of the Mayor.

It shall be the duty of the Mayor to enforce the provisions of this Part, and, to that end, he shall, from time to time, make or cause to be made, by the police or any other Borough officer or employee, an inspection to ascertain whether any trailer park continues to operate strictly under the provisions of this Part.

(*Ord. 1967-1, 12/4/1967, §27; as amended by Ord. 2007-2, 12/17/2007*)

§14-128. Penalties

Any person who shall violate any of the provisions of this Part, upon conviction thereof, shall be sentenced to pay a fine of not less than \$25 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(*Ord. 1967-1, 12/4/1967, §28; as amended by Ord. 2007-2, 12/17/2007*)

