

ORDINANCE # 15

TRAILER ORDINANCE

AN ORDINANCE PROHIBITING THE MAINTENANCE OF MOBILEHOMES AND MOBILEHOME PARKS AND ESTABLISHING REGULATIONS FOR THE APPLICATION FOR OPERATING MOBILEHOME PARKS, MOBILEHOME 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 WEST CALN COUNTY OF CHESTER, AND STATE OF PENNSYLVANIA.

SECTION 1

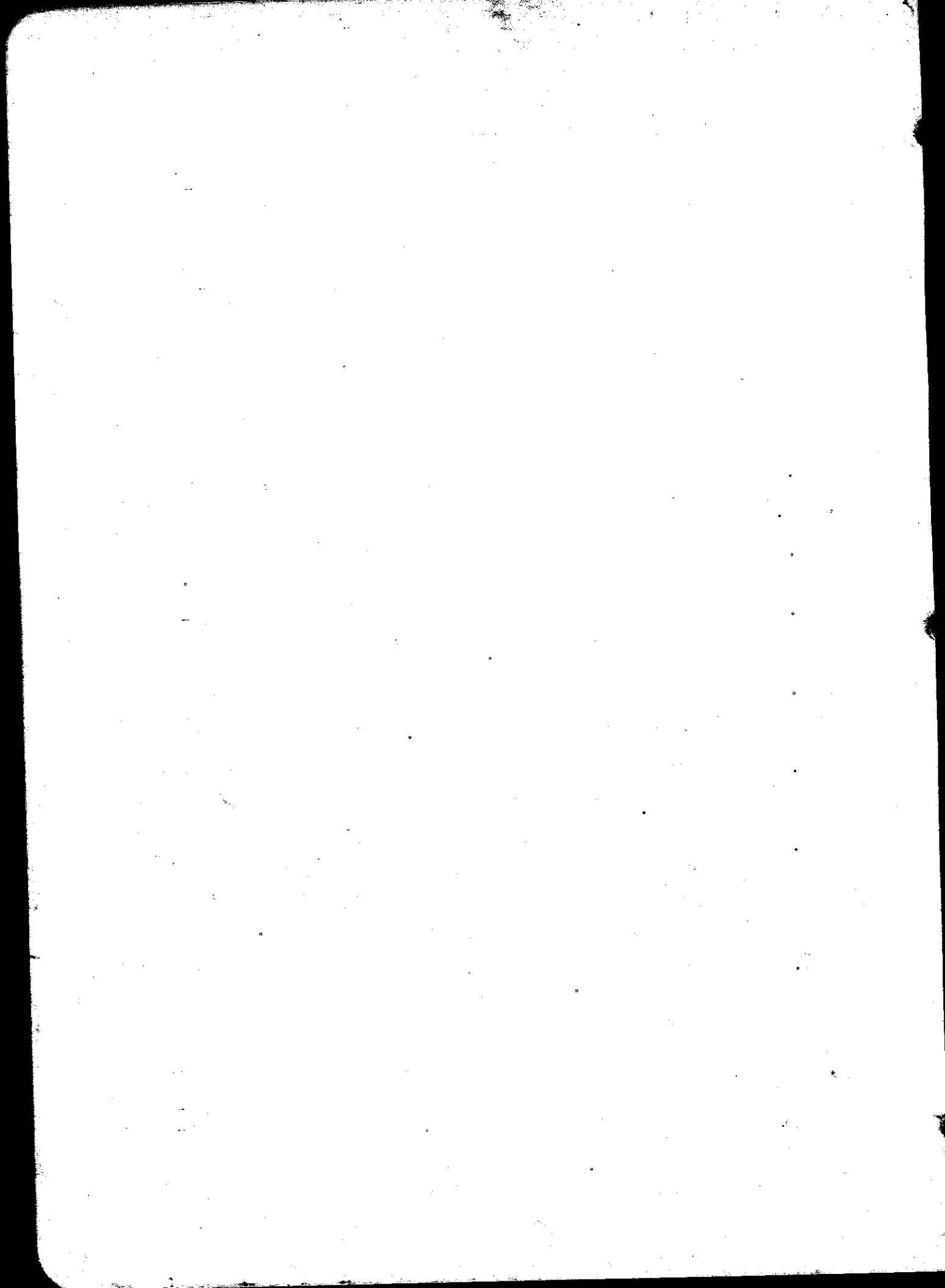
DEFINITIONS

- 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 mobilehome park.
- c. "Dependent Mobilehome" means a mobilehome not equipped with running water, bath facilities, flush toilet, and appropriate sanitary connections.
- d. "Mobilehome Park" means privately owned land upon which any dependent or independent mobilehome is intended to be parked and occupied as a dwelling.
- e. "Mobilehome" means a unit which is equipped with running water, bath facilities, flush toilet and appropriate sanitary facilities.
- f. "Existing mobilehome park" is that area, at the date of 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.
- g. "Officer" means the West Caln Supervisors or their designated representative.

SECTION 2

DEPENDENT MOBILEHOMES PARKS PROHIBITED

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



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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 increase the number of mobilehomes in an existing mobilehome park in the Township of West Celn to an area or number greater than that provided for in the original application and permit without first having obtained a permit therefore from the Supervisors pursuant hereto.

The regulations shall apply forthwith to new mobilehome parks, to any extensions of an existing mobilehome park and to any increase in the number of mobilehomes in an existing mobilehome park; provided, however, that the Supervisors may upon application, grant such extensions of time or waive such requirements as may in their 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".

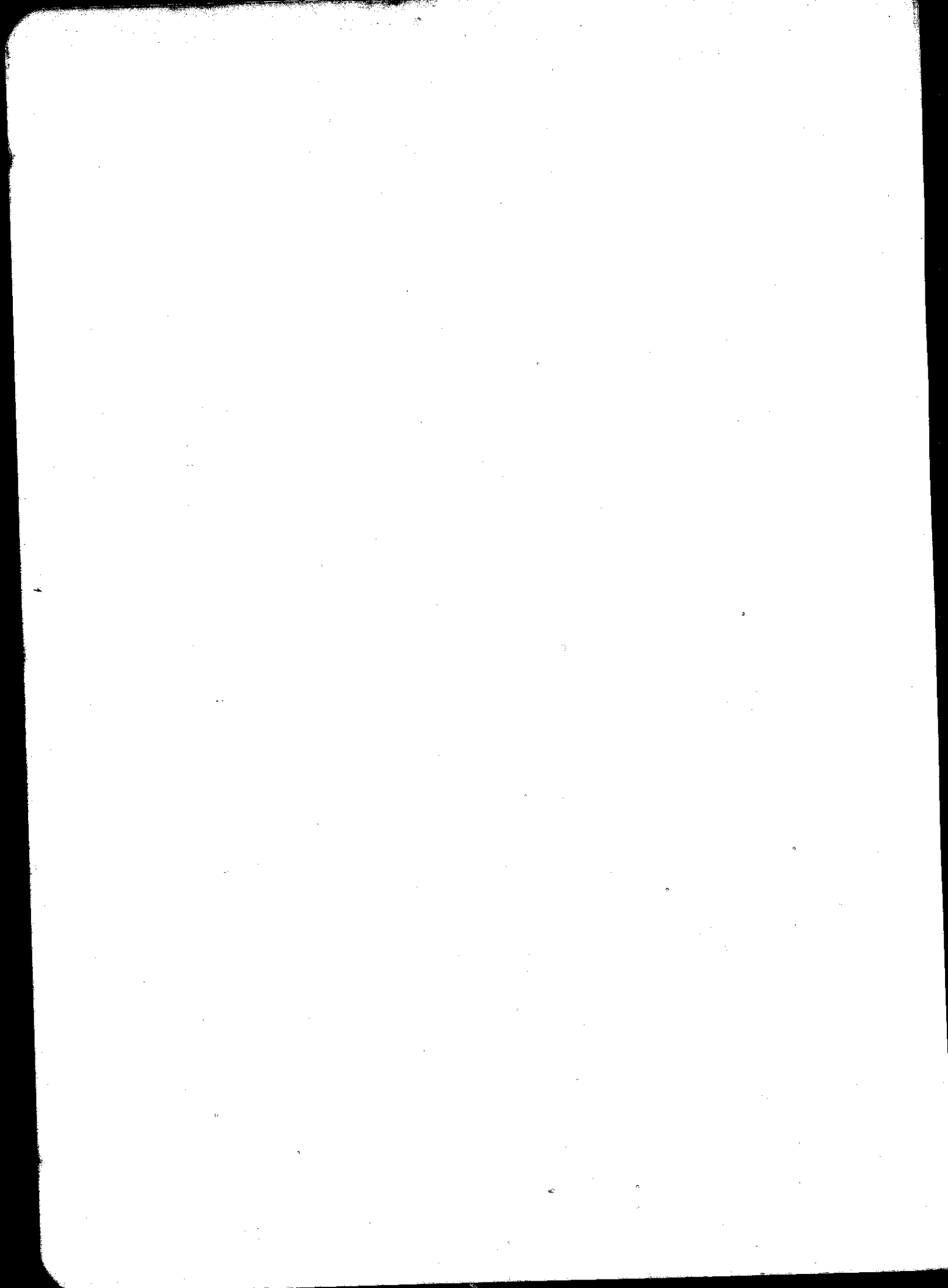
The regulations shall not apply to existing mobilehome parks.

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. Names and addresses of applicant; 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 over-all 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 and accepted by the Township Supervisors or their representative.
- c. Proof of ownership, option or valid lease.
- d. A fee of \$35.00 shall accompany each application for a permit.



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SECTION 5

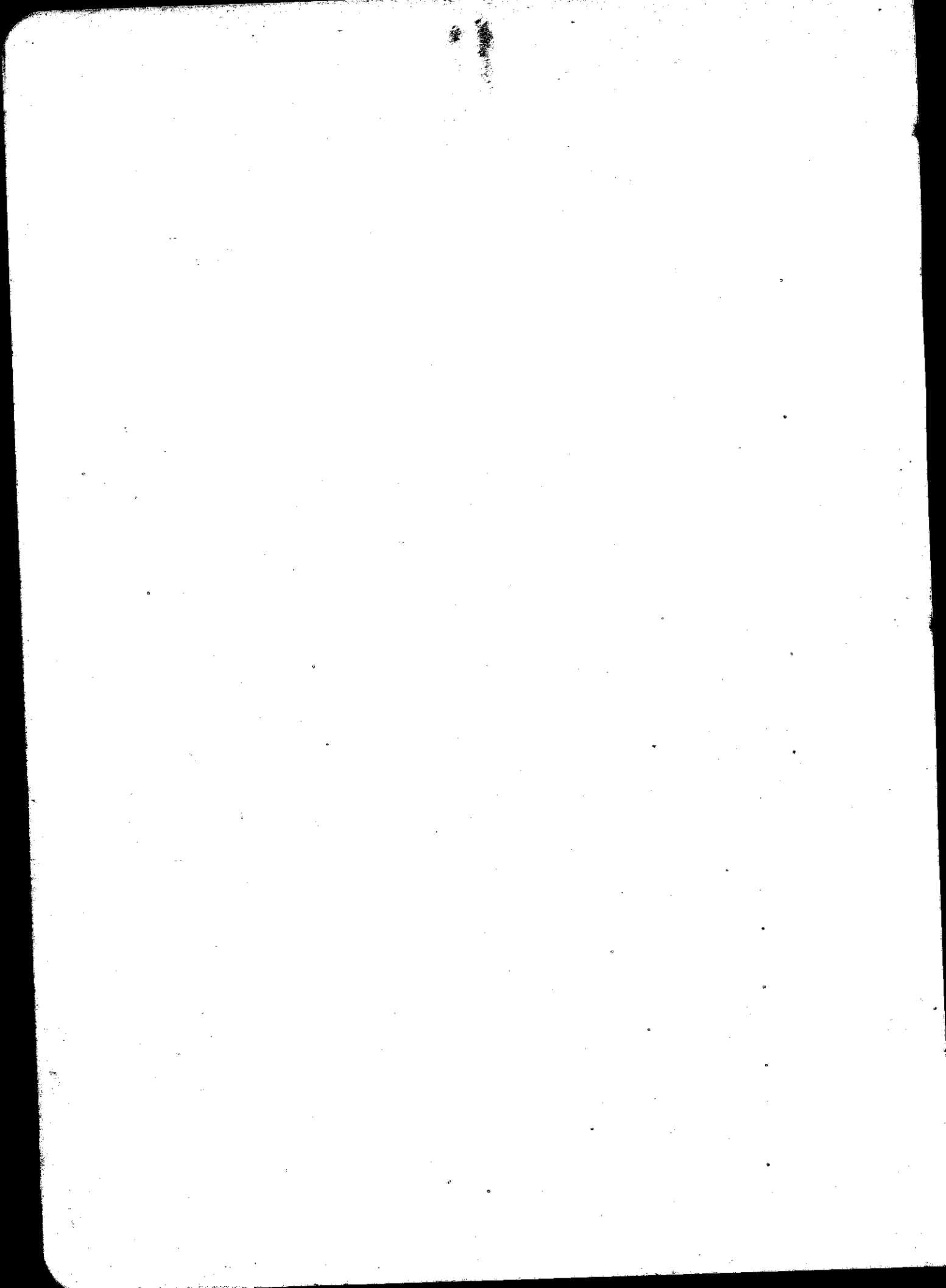
PUBLIC HEARINGS

The Township Supervisors may hold a public hearing regarding any application for a mobilehome park permit, if, in its 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 West Caln 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 had 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 for <sup>twenty</sup> five dollars (\$25.00) shall be charged for each mobilehome outside an authorized mobilehome park to defray the expenses 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 to the following requirements :
  1. Any mobilehome lot shall have a minimum of 10,000 square feet.
  2. All mobilehomes and mobilehome parks must conform to the existing sewage ordinance of West Caln Township.
  3. Each mobilehome shall have appropriate and separate connections or intakes necessary to connect any mobilehome and its plumbing facilities to the sewage system.
  4. Each mobilehome shall have its own separate electrical connections.



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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 for safety.
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 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 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 thereof.

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 West Caln.

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SECTION 10

EFFECTIVE DATE

This Ordinance shall become effective on

APPROVED by the Board of Supervisors and enacted into an  
Ordinance the 7<sup>th</sup> day of December, 1964

TOWNSHIP OF WEST CALN,  
Chester County, Pennsylvania

Lorraine Staley  
Secretary

John T. Ferguson  
Clifford S. Myers  
Homer Stover



