

CHAPTER 17

MOBILE HOMES AND MOBILE HOME PARKS

Part 1

Trailer Park Regulations

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Trailer Park Regulations

§101. Trailer Parks and Trailers.

(a) No trailer shall be permitted to be parked outside of a permitted trailer park, to provide living quarters or space for the conduct of business except that it may be used temporarily for office space during the construction of a principal building or road, on the issuance of a temporary permit by the Zoning Officer which shall not exceed six (6) months, subject to renewal upon demonstration of satisfactory progress of construction. Small utility or vacation type trailers are excluded from this provision in that such trailers may be temporarily parked over the winter season or when not being used for recreational purposes, outside of permitted trailer parks, provided always that such small utility or vacation type trailers may not, when parked in storage or on a residential lot, be used for any residential purposes for a period in excess of ten (10) days in any month.

(b) Trailer Parks where permitted shall observe the following requirements:

(1) No trailer park shall have an area less than five (5) acres, nor an average gross area per trailer of less than three thousand (3,000) square feet.

(2) Every trailer shall be supplied with a potable water service and shall be connected to a sanitary sewer and sewage disposal system, approved by the Pennsylvania State Department of Environmental Protection.

(3) A safe, usable recreation area shall be conveniently located in every trailer park and shall contain a total area equivalent to an allowance of three hundred (300) square feet per trailer, which shall not be less than ten (10%) percent of the gross area of the trailer park.

(4) No trailer shall be located less than fifty (50') feet from the boundary of the trailer park and inside said boundary.

(5) The trailer park shall be permanently landscaped and maintained in good condition.

(6) Trailer sales are prohibited in trailer parks.

(c) In the event that this Ordinance conflicts with the Zoning Ordinance, the more restrictive provisions shall apply.

§102. Mobile Homes and Prefab Homes. Nothing in this Part shall prevent the placing of a mobile home or prefab home on private property within the Borough, subject to the following conditions:

(a) The owner of the home must be the owner of the land to which it is to be affixed.

(b) Temporary homes must be set on solid post frost-free footers with skirting.

(c) Permanent homes must be skirted with a solid brick, block or concrete wall, resting on frost free concrete footers. This provision shall also apply in flood prone areas unless superseded by Federal law or Floodplain regulations.

(d) Dimensional regulations such as area, space and set backs in the particular area where the home is to be located must be as required for single-family residences, and shall be landscaped with grass and other plantings to correspond with surrounding housing.

(e) Towing tongues, wheels and axles shall be removed from the home and the home must be secured with a safety strap or cable to the concrete footer or steel cross support.

(f) In the event that the Zoning Ordinance shall restrict the location of mobile homes and prefab homes in certain zoning districts, than the Zoning Ordinance shall take precedence.

§103. Violation and Penalties. Any person who shall violate any provision of this Part shall, upon conviction thereof, be subject to a fine of not less than Five Hundred (\$500.00) Dollars nor more than One Thousand (\$1,000.00) Dollars or imprisonment for a term not to exceed 30 days, or both, at the discretion of the Court. Each day that a violation continues shall constitute a separate offense.