

ORDINANCE NO. 34

An Ordinance regulating the parking of automobile trailers and mobile homes and regulating the licensing, erection, maintenance and conduct of automobile trailer and mobile homes, parks and camps and tourist parks and camps and providing a penalty for the violation thereof.

The Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania, hereby enacts and ordains as follows:

Section 1. Definitions: Whenever used in this Ordinance, unless a different meaning appears in the context:

(a) A "mobile home", "automobile trailer", "trailer coach", or "trailer" means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertisement device), and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.

(b) A "dependent mobile home" means a mobile home which does not have a flush toilet and a bath or shower.

(c) An "independent mobile home" means a mobile home which has a flush toilet and a bath or shower.

(d) A "mobile home park", or "trailer camp", means any park, trailer park, trailer court, court, camp, site, lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for two or more mobile homes and shall include all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for such accommodation, use of the mobile home park and its facilities or not. "Mobile home park" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(e) A "tourist camp" means any park, tourist park, tourist court, camp, court, site, lot, parcel or tract of land upon which one or more camp cottages, cabins or tent sites are located and maintained for the accommodations of transients by the day, week, or month whether a charge is made or not.

(f) "Mobile home space" means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

(g) A "cabin plot" means a plot of ground within a "tourist camp" designed for the accommodation of one camp, cottage, cabin or tent space.

(h) An "artificial barrier" means any river, pond, canal, railroad, levee, embankment, or greenbelt which is defined as a planting strip not less than 20 feet in width, located along all

lot lines of a mobile home park not bordering a street. Such planting strip shall be composed of one row of deciduous or evergreen trees, or a combination thereof, spaced not more than 40 feet apart and not less than three rows of shrubs spaced not more than eight feet apart and which grow to a height of five feet or more after one full growing season and which shrubs will eventually grow to a height not less than 12 feet.

(i) "Person" means any natural individual, firm, company, corporation, tenant, owner, trust partnership, association, lessee, licensee or agent.

Section 2. Location Outside Camps:

(a) It shall be unlawful within the limits of the Township of Washington, Franklin County, Pennsylvania, for any person to park any mobile home on any street, alley or highway or other public place or on any tract of lands owned by any person occupied or unoccupied within the Township of Washington, Franklin County, except as provided in this Ordinance.

(b) An emergency or temporary stopping or parking is permitted on any street for not longer than one hour, subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

(c) No persons shall park or occupy any trailer on the premises of any occupied dwelling which is situated outside an

approved mobile home park; except the parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored, except such as may be used by contractors during the course of construction and only when parked on the site of such construction.

Section 3. Permanent Occupancy: A mobile home shall not be used as a permanent place of abode or as a permanent dwelling or for indefinite periods of time except when located upon unimproved and unoccupied lots having a minimum space of 20,000 square feet if there is no public water supply available and having a minimum space of 15,000 square feet if the mobile home is connected to a public water supply, and further provided, that any such mobile home shall be an independent mobile home properly affixed to a permanent foundation and connected with a potable water supply and septic system constructed and located in compliance with all requirements of this ordinance and regulations of the Pennsylvania Department of Health and is not inhabited by a greater number of occupants than that for which it was designed. Such mobile homes shall also meet the following requirements:

(a) The mobile home shall be installed so as to conform

with all front yard, side yard and rear yard set back lines applicable to housing in that district or zone, if any. Otherwise, the mobile home shall be installed at least 15 feet from all property lines;

(b) The mobile home shall be installed upon, and securely fastened to a frost free foundation or footer, and in no event shall it be erected on jacks, loose blocks, or other temporary materials;

(c) An enclosure of compatible design in material shall be erected around the entire base of the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

Section 4. License for mobile home parks or tourist camps; application therefore and issuance thereof:

(a) It shall be unlawful for any person to establish, operate or maintain or permit to be established, operated, or maintained upon any property owned or controlled by him, a mobile home park or tourist camp or combination of the two within the limits of the Township of Washington, Franklin County, Pennsylvania, without having first secured a license therefore from the Board of Supervisors, granted in compliance with the terms of this Ordinance, which license shall expire one year from the date of issuance, but may be renewed under the provisions of this Ordinance for additional periods of one year.

(b) Application for an initial mobile home park license or tourist camp license shall be filed with the Board of Supervisors and shall be accompanied by a fee of \$10.00 for each mobile home space or cabin plot in the existing or proposed mobile home park or tourist camp. The application shall be in writing signed by the applicant and shall include the following:

(1) The name and address of the applicant.

(2) The name and address of the owner or owners of the land upon which the mobile home park or tourist camp is to be laid out or is maintained.

(3) The location and legal description of the mobile home park or tourist camp.

(4) A complete plan of the park setting forth roadways and driveways, locations of mobile home spaces, or cabin plots; the location of toilets, washrooms, laundries and utility rooms to be used by occupants of mobile homes or cabins; the method and plan of sewage disposal; the method and plan of garbage removal; a plan for water supply, and a plan for electrical lighting of units in cabins.

(5) Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park or tourist camp.

(6) The application and all accompanying plans and specifications shall be filed in triplicate. If the proposed

mobile home park or tourist camp will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this Ordinance and all other applicable Ordinances and statutes, the Board of Supervisors shall approve the application and upon completion of the park according to the plans shall issue the license.

(c) Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the Board of Supervisors shall issue a certificate renewing such license for another year, if the premises continue to meet the requirements of this Ordinance.

(d) Upon application in writing for a transfer of a license to another person and payment of a transfer fee of \$5.00, the Board of Supervisors shall issue a transfer.

Section 5. Location:

Mobile home parks and tourist camps may be located within the Township of Washington, Franklin County, Pa., only on land fronting on a public street or highway with a minimum paved surface of 20 feet. Each boundary of the mobile home park or tourist camp must be at least 200 feet from any permanent residential building located outside the park unless separated therefrom by a natural or artificial barrier.

Section 6. Mobile Home Park or Tourist Camp Plan:

The mobile home park or tourist camp shall conform to the following requirements:

(a) The park or camp shall be located on a well-drained site properly graded to insure rapid drainage and freedom from stagnant pools of water.

(b) Mobile home spaces and cabin plots shall be provided consisting of a minimum of 5,000 square feet for each space which shall be at least 50 feet wide and clearly defined.

(c) Mobile homes shall be so harbored on each space and camp cottages or cabins so constructed that there shall be at least a 15 foot clearance between mobile homes, camp cottages or cabins, provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance may be less than 15 feet, but shall not be less than 10 feet. No mobile home, camp cottage or cabin shall be located closer than 10 feet from any building within the park or camp or from any property line bounding the park or camp. The said mobile homes shall be harbored upon concrete slabs of Class "A" concrete at least 6 inches thick. An enclosure of compatible design in materials shall be erected around the entire base of the mobile home.

(d) All mobile home spaces and all cabin plots shall abut upon a paved driveway of not less than 18 feet in width

which shall have an unobstructed access to a public street or highway; and the entrance road connecting the park with a public street or highway shall have a minimum pavement width of 30 feet. The driveway shall have a base of 4 inches crushed stone with 2 inches bituminous wearing surface in accordance with the specifications of the Township of Washington.

(e) All mobile home parks and tourist camps shall provide offstreet parking facilities at the rate of 1.5 car spaces for each mobile home space or cabin plot.

(f) Asphalt or macadam walkways not less than two feet wide shall be provided from the mobile home spaces or cabin plots to the service building.

(g) All driveways and walkways within the park or camp shall be hard surfaced and lighted at night with electric lamps of not less than 25 watts each, spaced at intervals of not more than 50 feet.

(h) Each park or camp shall provide service buildings to house such toilet, bathing and other sanitation facilities and such laundry facilities as are hereinafter more particularly prescribed.

(i) The total number of mobile home spaces shall not exceed an average density of seven per acre.

(j) If a portion of the park is designed for the transient accommodation of recreational vehicles, lots

constructed for this purpose shall have an average gross area of not less than 800 square feet.

(k) No outdoor recreation area shall contain less than 2,500 square feet; recreation areas shall be so located as to be free of traffic hazards and shall, where the topography permits, be centrally located.

(l) An electrical outlet supplying at least 110 volts shall be provided for each mobile home space.

Section 7. Water Supply:

An adequate supply of pure water for drinking and domestic purposes furnished through a pipe distribution system shall be supplied to all buildings, mobile home spaces and cabin plots within the park or camp to meet the requirements of the park or camp. Each mobile home space and cabin plot shall be provided with a cold water tap at least four inches above the ground. No common drinking vessel shall be permitted. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.

Section 8. Sanitation Facilities:

Each park or camp accommodating dependent mobile homes or having constructed thereon camp cottages or cabins without a flush toilet and a bath or shower shall be provided with toilets, baths or showers, slop sinks and other

sanitation facilities which shall conform to the following requirements:

(a) Toilet facilities for males shall consist of not less than one flush toilet and one urinal for the first 15 dependent mobile homes or camp cottages or cabins without toilet facilities and bath facilities or any less number thereof and for dependent mobile homes or cabins or cottages without toilet and bathing facilities in excess of 15 not less than one additional flush toilet and one additional urinal for every 15 additional dependent mobile homes, cottages or cabins without toilet and bathing facilities or fractional number thereof.

(b) Toilet facilities for females shall consist of not less than one flush toilet for the first 10 dependent mobile homes or cabins or cottages without toilet facilities or any less number thereof and for dependent mobile homes or cabins or cottages without toilet facilities in excess of 10 not less than one additional flush toilet for every 10 additional dependent mobile homes, cottages or cabins without toilet facilities or fractional number thereof.

(c) Each sex shall be provided with not less than one lavatory and one shower or bath tub with individual dressing accommodations for the first 10 dependent mobile

homes or camp cottages or cabins or any less number thereof, and for dependent mobile homes, cabins or cottages in excess of 10, not less than one additional lavatory and one additional shower or bath tub with individual dressing accommodations for every 10 additional dependent mobile homes, or camp cottages or cabins or fractional number thereof.

(d) Each toilet and each shower or bath tub with individual dressing accommodations, for which provision is made in subsections (a), (b) and (c) shall be in a private compartment or stall.

(e) The toilet and other sanitation facilities for males and females shall be either in separate buildings or shall be separated, if in the same building, by a sound-proof wall.

(f) There shall be provided in a separate compartment or stall not less than one flush toilet bowl receptacle for emptying bed pans or other containers of human excreta and an adequate supply of hot running water for cleansing such bed pans or containers.

Section 9. Laundry Facilities:

(a) Laundry facilities shall be provided in either of the following ratios:

(1) Not less than one double laundry tray and one conventional wringer type washing machine for the first 25 mobile home spaces or cabin plots or any less number thereof,

and for mobile home spaces or cabin plots in excess of 25, not less than one additional double laundry tray and one additional conventional wringer type washing machine for every 25 additional home spaces or fractional number thereof; or

(2) Not less than one single laundry tray and one automatic or semi-automatic type washing machine for the first 25 mobile home spaces or cabin plots or any less number of, and for mobile home spaces or cabin plots or any less number thereof and for mobile home spaces or cabin plots in excess of 25, not less than one additional single laundry tray and one additional automatic or semi-automatic type washing machine for every 25 additional mobile home spaces or cabin plots or fractional number thereof.

(b) An ample number of electrical outlets shall be provided supplying current sufficient to operate each washing machine. Drying spaces shall be provided sufficient to accommodate the laundry of the mobile home occupants if automatic drying equipment is not supplied.

(c) The laundry facilities shall be either in a separate building or, if in the same building where sanitation facilities are housed, shall be separated from the rooms housing the sanitation facilities by a sound-proof wall.

Section 10. Service Buildings:

(a) Service buildings housing sanitation and laundry facilities, or any of such facilities, shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

(b) The service buildings shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, including painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service buildings shall be of water impervious material.

(c) Service building housing sanitation facilities shall be located not closer than 10 feet nor farther than 200 feet from any mobile home space or camp or cabin plot upon which a dependent mobile home or cottage or cabin without toilet or bathing facilities is harbored or constructed.

(d) All service buildings and the grounds of the park or camp shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or constitute a nuisance.

Section 11. Sewage and Refuse Disposal:

(a) Waste from showers, bath tubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings within the park or camp shall be discharged in compliance with applicable statutes and ordinances in such manner as will present no health hazard, and as approved by the Pennsylvania Department of Health.

(b) Each mobile home space shall be provided with a trapped sewer at least four inches in diameter, with a mushroom-type fresh air vent which will be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The trapped sewer in each space shall be connected to discharge the mobile home waste in compliance with applicable ordinances and statutes and in such manner as will present no health hazard, and as approved by the Pennsylvania Department of Health.

(c) Each cabin plot shall be provided with a trapped sewer at least four inches in diameter which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the cabin or cottage constructed on such space and having any or all of such facilities. The trapped sewer in each plot shall be connected to discharge the cabin or cottage waste in compliance with

applicable ordinances and statutes and in such manner as will present no health hazard, and as approved by the Pennsylvania Department of Health.

(d) Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot.

Section 12. Garbage Receptacles: Garbage cans with tight-fitting covers complying with garbage collection ordinances shall be provided in quantities adequate to permit disposal of all garbage. Garbage cans shall be located not farther than 200 feet from any mobile home space or cabin plot. The cans shall be kept in sanitary condition at all times. The person operating the mobile home park or tourist camp shall be responsible for arranging for the collection of the garbage and disposal of the same as frequently as may be necessary to insure that the garbage cans shall not overflow and shall bear the expense of such garbage collection.

Section 13. Rubbish and Trash Receptacles:

Cans with tight-fitting covers shall be provided in quantities adequate to permit disposal of all rubbish. Rubbish cans shall be located not farther than 200 feet from any mobile home space or cabin plot. The cans shall be kept in a sanitary condition at all times. The person operating said mobile home park or tourist camp shall be responsible for arranging for the collection and disposal of rubbish as

frequently as necessary to insure that the rubbish cans shall not overflow and such collection and disposal shall be at the expense of the person so operating the park or camp.

Section 14. Fire Protection:

Every park or camp shall be equipped at all times with fire extinguishing equipment in good working order which shall be kept in public service buildings under park control, and a sufficient number shall be maintained throughout the park in readily accessible and well marked positions. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

Section 15. Animals and Pets:

No owner or person in charge of any dog, cat or other pet shall permit it to run at large or commit any nuisance within the limits of any mobile home park.

Section 16. Management and Register of Occupants:

(a) In every park or camp there shall be an office building in which shall be located the office of the person in charge of said park or camp. A copy of the park or camp license under this Ordinance shall be posted therein and the park or camp register shall at all times be kept in said office.

(b) It shall be the duty of each licensee to keep a register containing a record of all mobile home owners and occupants of said mobile homes and occupants of cabins, cottages or tents located within the park or camp. The register shall contain the following information.

- (1) The name and address of each occupant.
- (2) The name and address of the owner of each mobile home and the motor vehicle by which it is towed.
- (3) The make, model, year, serial and license number of each mobile home and motor vehicle.
- (4) The state, territory or country issuing such license.
- (5) The dates of entrance and departure of all occupants.
- (6) Place of location and length of stay.
- (7) Whether or not each mobile home is a dependent or independent mobile home.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three years following the date of departure of the registrant from the park.

(c) The licensee shall also:

(1) Maintain the park or camp in a clean, orderly and sanitary condition at all times.

(2) See that the provisions of this Ordinance are complied with and enforced and report promptly to the proper authorities any violation of this Ordinance or any other violations of law which may come to his attention.

(3) Prohibit the use of any mobile home or cabin or cottage by a greater number of occupants than that which it is designed to accommodate.

Section 17. Supervision:

The licensee or a duly authorized attendant, or caretaker, shall be in charge at all times to keep the mobile home park or camp, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee, for the violation of any provisions of this Ordinance to which the licensee is subject.

Section 18. Existing Uses:

Mobile home parks or tourist camps in existence on the effective date of this Ordinance which do not meet the requirements of this Ordinance may continue to operate, but no new mobile home spaces or cabin plots shall be created therein except in compliance with the minimum space

requirements of this Ordinance for each new space or plot; and, provided, further, that mobile homes parked in violation of Sections 2 or 3 of this Ordinance on its effective date may continue to be so parked, but any re-location thereof shall be made in compliance with the terms of this Ordinance.

Section 19. Revocation of License:

Board of Supervisors may revoke any license to maintain and operate a park or camp when the licensee has been found guilty by a Court of competent jurisdiction of violating any provisions of this Ordinance. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park or camp is being maintained and operated in full compliance with the law.

Section 20. Severability:

If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such a portion shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 21. Penalty:

Any person violating any sections of this Ordinance shall be subject to a fine of not less than \$5.00 nor more than \$50.00 for each offense, upon summary conviction before a

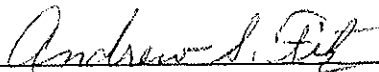
Justice of the Peace or Magistrate. Each 24 hours of maintenance of prohibited conditions shall constitute a separate offense. Such fine or penalty shall be recovered for the use of the Township of Washington, Franklin County, Pennsylvania, before any Justice of the Peace or Magistrate of the said Township in the manner provided by law. In default of payment of the fine, the offender may be sentenced to the County Jail for a period not exceeding five days for each offense.

Section 22. Effective Date.

This Ordinance shall become effective five days after its adoption.

Ordained and enacted into an Ordinance this 7th day of December, 1970.

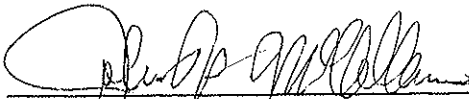
WASHINGTON TOWNSHIP SUPERVISORS



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