

ORDINANCE NO. 12

AN ORDINANCE OF THE TOWNSHIP OF SOUTH BEAVER, BEAVER COUNTY, PENNSYLVANIA, REGULATING THE PLACING AND KEEPING OF TRAILER COACHES, MOBILE HOMES, TRAILER PARKS, TRAILER COACH LOTS AND MOBILE HOME PARKS UPON LANDS WITHIN THE TOWNSHIP OF SOUTH BEAVER; PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEE THEREFOR; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS; PROVIDING FOR INSPECTIONS; DEFINING CERTAIN TERMS; AND PROVIDING FINES AND PENALTIES FOR THE VIOLATIONS THEREOF.

BE IT ENACTED AND ORDAINED by the Supervisors of the Township of South Beaver, under and by virtue of the authority contained in the Second Class Township Code, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION I
Definitions

A. TRAILER COACH shall mean any vehicle used or maintained for use as a conveyance upon highways or township streets, so designed and so constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons.

B. DEPENDENT TRAILER COACH is one which does not have a water closet and bath tub or shower.

C. INDEPENDENT TRAILER COACH is one which does have a water closet and bath tub or shower.

D. MOBILE HOME shall mean a movable or portable dwelling constructed to be towed on its own chassis, connected to utilities and designed without a permanent foundation for year-round living.

E. SERVICE BUILDING is a building housing communal toilet, laundry or other sanitary facilities necessary for the health and convenience of the trailer occupants.

F. TRAILER PARK OR MOBILE HOME PARK shall mean any site, lot, field or tract of ground upon which two or more trailer coaches or mobile homes are placed, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such park.

G. TRAILER COACH LOT OR MOBILE HOME LOT shall mean a unit of level adequately drained ground of definite size, clearly indicated by corner markers for the placing of a trailer coach or mobile home or a trailer coach and tow car or mobile home and tow car.

H. EXISTING TRAILER PARK OR MOBILE HOME PARK is that area of land on which trailer coaches or mobile homes are parked and occupied or on which sanitary facilities, roads or other facilities have already been installed to accommodate additional trailer coaches or mobile homes intended for human habitation at the date this Ordinance becomes effective,

SECTION II Application

A. GENERAL. On or after the effective date of this Ordinance, it shall be unlawful for the owner of any lot or parcel of land in South Beaver Township to keep or permit to be kept, any premises owned by him, any inhabited trailer coach or mobile home without full compliance with this Ordinance.

B. DEPENDENT TRAILERS NOT TO BE USED. No dependent trailers shall be used for human occupancy in the Township of South Beaver after the effective date of this Ordinance.

SECTION III Permits

A. APPLICATION. Application for permits shall be made by the owner of the premises to the Township of South Beaver Assessor or other authorized person for permission to keep any inhabited trailer coach or mobile home on the premises, using a form to be provided by the Township. One permit shall cover one trailer coach or mobile home only.

B. FEES. An application shall be accompanied by a fee of Two (\$2.00) Dollars which shall be for the remainder of the calendar month.

C. RENEWAL, Permits shall be renewed monthly on or before the first day of the month by payment of a Two (\$2.00) Dollar fee in advance, providing, however, that upon conviction of any owner of violation of any of the provisions of this Ordinance, the Township Assessor or other authorized person shall not renew any permit of such owner for any month subsequent to the month of such conviction. Said refusal to be in addition to and independent of penalties imposed as provided herein.

D. EXEMPTION OF FEES. Notwithstanding the provisions of paragraphs A., B., and C. of this Section, no applications or fees shall be required of any trailer owner whose trailer is presently assessed or hereafter assessed in connection with Township, School and County real estate taxes levied.

SECTION IV
Trailer Parking Outside A Trailer Park
Or Mobile Home Park

A. PARKING ON STREETS. It shall be unlawful within the limits of South Beaver Township for any person to park any trailer coach or mobile home on any street, alley, highway or other place for more than one hour.

B. PARKING OR USE OF TRAILERS OR MOBILE HOMES ON PRIVATE LAND. Except for the parking of unused or unoccupied trailers for sales of trailers only in accordance with existing Ordinances and for storage of one vacant trailer or mobile home on an unoccupied lot, no trailer coach or mobile home shall be parked, used or occupied on any tract of ground within the Township of South Beaver, Beaver County, Pennsylvania, except as provided in this Ordinance; provided, however, that Township Supervisors may at any regular or special meeting approve a temporary trailer or mobile home permit in hardship cases.

C. PARKING ON THE PREMISES OF AN OCCUPIED DWELLING. No person shall park, use or occupy any trailer coach or mobile home for more than 48 hours on the premises of any occupied dwelling unless a permit therefor shall have been first obtained, nor shall any person permit such parking, use or occupancy of his premises unless the occupant of the trailer coach or mobile home shall have first obtained a permit therefor.

D. APPLICATION FOR PERMIT. Applications for the permit shall contain the street number of the occupied dwelling, the name of the occupant of the said dwelling and his permission to locate; a statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling house for their use; and a statement that all waste water from trailer coach or mobile home shall be emptied into a proper sewer connected fixture. Application for permit to locate on a vacant lot shall contain the street with the name and approximate distance from the nearest intersection; a statement of the nature and location of sanitary facilities; and a statement that all waste water from the trailer coach or mobile home shall be emptied into a proper sewer connected fixture.

E. TRAILERS OR MOBILE HOMES ON VACANT LOTS. No trailer coach or mobile home shall henceforth be placed on a vacant lot within the Township of South Beaver for any purpose other than temporary use as an office only in relation to and on the site of construction activity.

F. REMOVAL OF WHEELS AND OTHER CONSTRUCTION. Unless occupying a trailer park or mobile home park, wheels shall not be removed from trailers or mobile homes except for temporary purposes or repairs, nor shall there be any action to attach the trailer or mobile home to the ground by means of posts, piers, foundations or skirting. No other structure shall be erected on the lot or attached to the trailer or mobile home.

SECTION V

Permit for Trailer Park or Mobile Home Park

A. It shall be unlawful within the Township of South Beaver for any person or persons to construct or operate a trailer park or mobile home park without first securing a permit.

B. No trailer park or mobile home park shall be operated within South Beaver Township except as provided in this Ordinance.

C. The permit for a trailer park or mobile home park shall be obtained from the Township Assessor or other authorized person, at a fee of Twenty-five (\$25.00) Dollars for each 15,000 square feet of land or less and Three (\$3.00) Dollars for each additional 5,000 square feet of land or fraction thereof, and shall be for a period of 12 months. Applications for renewal of permits may be made within thirty (30) days prior to expiration at a fee of Two and 50/100 (\$2.50) Dollars for each 5,000 square feet of land. Such renewal shall be for a period of 12 months. This fee shall be in addition to the fee on individual trailers or mobile homes.

D. Permit for trailer parks or mobile home parks must be conspicuously displayed at all times.

E. There shall be no refund for an unused permit.

SECTION VI

Application for a Trailer Park or Mobile Home Park Permit

A. Any applicant for permit to operate a trailer park or mobile home park shall agree in his application that a responsible attendant shall be in charge of the trailer park or mobile home park at all times. At the time of application, the names of the attendants to be in active charge of the proposed trailer park or mobile home park and their hours of duty shall be set forth. Any changes after the permit is granted shall be filed with the authority issuing the permit within 10 days from the date of change. Such attendant shall supervise the park and be, together with the licensee, responsible for any violation of the provisions of this Ordinance which occurs in the operation of such a trailer park or mobile home park.

B. With each application a preliminary park plan conforming in information and form to a preliminary plan in the Subdivision Regulations of South Beaver Township, shall be submitted to the South Beaver Township Planning Commission for inspection and approval. Following approval of the preliminary plan, the developer shall file with the Township Supervisors a cash bond in an amount sufficient to guarantee that the improvements required will be installed. With the bond the developer shall file a final plan prepared in a similar manner to the final plan required in the Subdivision Regulations. Plan shall comply with the standards in Section VIII.

SECTION VII
Procedure for Approval of Plans

A. NO DEVELOPMENT PRIOR TO APPROVAL. No person, firm or corporation proposing to open a trailer park or mobile home park or expand an existing trailer park or mobile home park so as to accommodate additional trailers in the Township of South Beaver shall proceed with any construction work on the proposed park until he or it has obtained from the Township Supervisors written approval of the preliminary plan of the trailer park or mobile home park according to the procedures herein outlined and has received a permit therefor from the Township Assessor or other authorized person.

B. COMPLIANCE WITH SUBDIVISION REGULATIONS. Preliminary and final plans as required by this Ordinance shall comply in form and content to the South Beaver Township Subdivision Regulations insofar as applicable, and the provisions of this Ordinance.

C. APPROVAL OF PRELIMINARY PLAN.

1. Pre-Application Procedure - The trailer park or mobile home park developer shall meet with the Planning Commission prior to formal application to discuss the plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his purposes. The Planning Commission shall inform the developer as to the general suitability of the plans and of any modifications required by this or other Township Ordinances if deemed advisable.
2. Application - The subdivider shall then prepare and submit a preliminary plan together with improvement plans and other supplementary material as required.
3. Planning Commission Review - The Planning Commission shall review the trailer park or mobile home park as submitted, shall consult with officials of any other Township Department or Authority concerned, and shall give the owners of adjoining land an opportunity to discuss the trailer park or mobile home park as it affects their property.
4. Planning Commission Action - Within 30 days of submitting, the Planning Commission shall take formal action on the plan giving approval, conditional approval (giving conditions), or disapproval (giving reasons). The Planning Commission shall also ascertain from the appropriate Township officials the cost of installing the required improvements and notify the developer of the amount of any improvement bond required.

D. APPROVAL OF FINAL PLAN

1. Upon completion of any modifications required by the Planning Commission and upon the posting of acceptable surety the developer may apply for approval of final plans.
2. Planning Commission Review - The Planning Commission shall review the final plan for conformation with the approval of preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township Assessor or other authorized person that appropriate bond has been posted. Within 30 days of receipt of complete information, the Planning Commission shall approve or disapprove such plan stating in writing its reasons for disapproval.
3. Filing - Following approval the developer shall file the original copy of the approved plan together with two copies with the Township Assessor or other authorized person within 10 days. Should the developer fail to file such plan within said period, the approval shall be null and void.

SECTION VIII

Trailer Park and Mobile Home Park Standards

A. LOCATION. The site should not be (1) close to swamps or other potential breeding places for insects or rodents; (2) subject to flooding, fire or safety hazards; (3) exposed to chronic nuisances, such as noise, smoke, fumes or odors. The site should be bounded on at least one side by a public street or highway adequate to handle the traffic generated by the park.

B. FENCES. All trailer parks or mobile home parks shall be fenced with a suitable chain link or woven wire fence six feet in height or in lieu thereof, three (3) rows of staggered pine trees six feet in height for screening purposes with entrances in all cases to be provided only as approved by the Planning Commission.

C. ACCESS. All trailer lots shall abut on an interior drive.

D. STORM DRAINAGE. Plans for adequate handling of runoff from a five year storm experience shall be prepared by a registered civil engineer who shall prepare plans for all necessary culverts, storm sewers and other drainage structures.

E. DRIVEWAYS. All driveways shall be 32 feet in width except in the 40-foot set-back area abutting streets, where they shall be 24 feet in width. They shall be adequately drained. Alignment and

design shall be according to the Township Subdivision Regulations. Entrance and exit to public lots shall be planned for maximum safety and adequate control.

F. PARKING SPACES. One paved parking space shall be provided for each trailer lot or mobile home lot plus one for each five trailers or mobile homes or fraction thereof. Credit may be given for one required space for each 22 feet of curb space available for parking on the 32 feet wide drives, and/or separate curbed off-street parking space may be provided in a plan suitable to the Planning Commission.

G. WALKS. All walks shall be of reinforced concrete not less than four inches in thickness. A walk not less than three feet in width shall be provided on each side of all drives servicing trailers or mobile homes. Such walks shall connect to all service buildings and to pedestrian exits to the park in a manner suitable to the Planning Commission. A sidewalk not less than 30 inches in width shall connect from these walks to each trailer or mobile home.

H. LIGHTING. Drives for public walkways shall be lighted to the satisfaction of the Planning Commission and to a minimum of 200 watts of light shall be provided for each 80 feet of driveway.

I. TRAILER COACH LOTS AND MOBILE HOME LOTS. A lot shall be provided for each trailer coach or mobile home with the boundaries indicated by corner markers. Each lot shall be not less than 3,000 square feet in area with a minimum width of 40 feet and a minimum depth of 75 feet. Every trailer coach or mobile home shall be so located on the lot that there shall be at least 30 feet clearance between coaches or homes.

J. SET-BACKS. There shall be a 40-foot set-back for all building, trailers and parking areas from the right of way line of any public or platted street. Where a future right of way line has been officially established by the Township, the set-back shall be measured from said line. All buildings, trailer coaches, mobile homes or parking areas shall be set back a minimum of 25 feet from all side and rear property lines of the trailer park or mobile home park and a minimum of 25 feet from drives.

K. PLAY SPACE. A minimum of 10,000 square feet of suitable play space shall be provided in an area or areas suitable to the Planning Commission for trailer parks or mobile home parks of ten or less trailer lots or mobile home lots. An additional 200 square feet of play space shall be provided for each trailer lot or mobile home lot more than ten.

L. OTHER PUBLIC SPACE. Adequate space shall be provided for clothes drying adjoining laundry facilities.

M. WASTE DISPOSAL. Adequate central location for collecting waste and rubbish shall be provided. An incinerator may be provided if approved by the Planning Commission.

N. WATER SUPPLY. Water Supply shall be at least equivalent to that required by the Housing and Home Finance Agency publication "Recommended Standards for Trailer Courts" 1952 or any later revision thereof, and shall be approved by the State Department of Health, shall be provided.

O. HOT WATER SUPPLY. An abundant supply of hot water shall be provided at all times in service buildings and behind washing and laundry facilities.

P. TOILET FACILITIES. Toilet facilities shall be provided in accordance with recommended standards for trailer courts or mobile home courts of the HHFA.

Q. LAUNDRY FACILITIES. Automatic washing and drying equipment shall be provided adequate to the needs of the Park with not less than one washer and one dryer for each ten trailers or mobile homes or major fraction thereof.

R. SERVICE BUILDINGS, TOILETS, WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES. shall be provided in accordance with the HHFA publication "Recommended Standards for Trailer Courts" and shall meet the requirements of the Pennsylvania Department of Health.

S. FIRE HYDRANTS. Where adequate public water is available a fire hydrant shall be installed within 600 feet of every trailer or mobile home.

SECTION IX

Operations of Trailer Parks or Mobile Home Parks

A. CARE OF CAMP. All drainage facilities, driveways, sidewalks, parking areas, service buildings, water supply and sewage disposal systems and other facilities required by this Ordinance shall be maintained in a workable, safe and sanitary condition at all times.

B. WATER SUPPLY.. If the water supply for a trailer camp, or mobile home camp, is from a private source, it shall be tested for sanitary quality at intervals of 180 days. Tests shall be at a laboratory approved by the State Department of Health. Test shall be paid by the permittee.

C. HOT WATER. An adequate supply of hot water shall be available in service buildings at all times according to HHFA standards.

D. GARBAGE RECEPTACLES. The park shall provide supervision

and equipment sufficient to prevent littering the ground with rubbish and debris. Fly-tight metal depositories with tight fitting covers shall be located at each trailer or mobile home or at a central location conveniently located not farther than 200 feet from any trailer coach or mobile home. Depositories shall be kept in sanitary condition at all times. Garbage and rubbish shall not be mixed.

E. REGISTRATION. The park shall keep a record of all guests, noting:

1. Name and address of each occupant.
2. License numbers of all units.
3. State issuing such licenses.
4. Time of arrival and departure.

The park shall keep a copy of the registry available for inspection at any time by any authorized person, and shall not destroy such a registry until the expiration of twelve months following the date of departure thereof.

F. PLUMBING INSTALLATION. All plumbing installation, alteration or repairing in the park shall be done in accordance with the "American Standard National Plumbing Code - ASAA40.8 - 1955".

G. ELECTRIC WORK. All electrical work shall be in conformity with the latest edition of the National Electrical Code of the National Board of Fire Underwriters.

H. ANIMALS. It shall be the duty of the park attendant to prevent the running at large of dogs, cats or other animals or pets.

SECTION X

Relocation or Suspension of Permit

If upon inspection, it shall be found that the permit holder has violated any provision of this Ordinance, the Township Supervisors shall have the power to revoke or suspend any license and order the trailer coaches or mobile homes removed or the trailer park or mobile home park closed after notice and proper hearing.

SECTION XI

Inspection

Before any renewal of trailer coach parking, mobile home parking, trailer park licenses or mobile home licenses an inspection shall be made by a designated representative of the Township Supervisors to determine that all requirements of this Ordinance have been complied with. The Township Supervisors may also require that the park be inspected at any other time.

SECTION XII
Application of Ordinance

The provisions and regulations of this Ordinance shall apply upon the adoption thereof to new trailer parks or mobile home parks, to any extension of the same or to any increase in the number of trailers or mobile homes in a park; provided, however, that the Township 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 and regulations of this Ordinance would result in unnecessary expense or hardship.

SECTION XIII
Repealer

All resolutions, ordinances or parts of ordinances heretofore enacted, which are inconsistent herewith, are hereby repealed so far as such inconsistency shall exist.

SECTION XIV
Severability

It is declared to be the intent of the Township Supervisors that the provisions of this Ordinance are severable; that they are not essentially dependent upon each other, and that in the event any of them be judicially declared invalid, the remaining provisions shall, wherever possible, be saved as valid.

SECTION XV
Penalty

Any person, firm or corporation who shall violate any of the provisions of this Ordinance shall, upon conviction thereof before any Justice of the Peace be liable to a fine of not less than Fifty (\$50.00) Dollars nor more than Two Hundred (\$200.00) Dollars together with costs and upon default of payment thereof, shall be sentenced to imprisonment for a period of not less than fifteen (15) days nor more than thirty (30) days or both, at the discretion of the Justice of the Peace. Every day's violation of any of the provisions of this Ordinance shall constitute a separate offense. In the exercise of the powers herein conferred, the Supervisors of South Beaver Township may institute appropriate proceedings in Courts of Equity.

SECTION XVI
Effective Date

This Ordinance shall become effective upon the adoption thereof and publication as required by law.

ENACTED AND ORDAINED this 21st day of February, 1968.

BOARD OF SUPERVISORS
SOUTH BEAVER TOWNSHIP

Michael Ketch

Dwight R. Glover

James King

ATTEST:

Marion G. Goehring
Secretary