

HONEY BROOK TOWNSHIP TRAILER ORDINANCE REGULATING THE PLACING AND KEEPING OF INHABITANT TRAILERS OR OTHER MOVABLE STRUCTURES OR CONVEYANCES UPON LANDS WITHIN THE TOWNSHIP OF HONEY BROOK; REQUIRING PERMITS FOR EACH SUCH TRAILER, STRUCTURE OR CONVEYANCE; FIXING A FEE FOR SUCH PERMIT; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS; PROVIDING FOR INSPECTIONS; AND, PROVIDING PENALTIES FOR VIOLATIONS:

Section 1. The following words and terms, as used in this Ordinance, shall have the meanings respectively ascribed to them in this Section, unless the context clearly indicates a different meaning.

(a). The word "person" shall mean any natural person, partnership, firm, association or corporation.

(b). The word "trailer" shall mean 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.

(c). The word "mobile home" shall mean the same as "trailer".

(d). The term "trailer park" shall mean any lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for two or more trailers, or upon which two or more trailers are parked or located, whether or not a charge is made for the use of said 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; nor shall the term apply to single trailers parked on privately owned premises where such are used for living or sleeping purposes within the Township for an aggregate of more than thirty (30) days in any period of one year when it shall be considered as a "dwelling" for all purposes as defined in any Building Ordinance now in effect or later adopted by Honey Brook Township; nor shall said term apply to one or more trailers parked on privately owned premises where such are used for living and sleeping purposes by employees of the owner of the premises when such shall be considered as dwellings; nor shall the term apply to one or more trailers where such trailers are used as offices and service facilities by construction contractors and are to be moved from the premises on completion of the contracted work. Otherwise trailers shall comply with the provisions of this Ordinance.

In this Ordinance, the singular shall include the plural and the masculine shall include the feminine and the neuter.

Section 2. 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 Township of Honey Brook, Chester County, Pennsylvania, except as provided in this Ordinance.

Section 3. No person shall allow any trailer to stand upon

any of the streets or alleys in the Township of Honey Brook without being attached to a motor vehicle.

Section 4. No person shall park any trailer, attached to a motor vehicle, on any street or alley in the Township of Honey Brook for a period of time longer than that allowed for the parking of vehicles upon such streets or alleys by the applicable State laws and the ordinances of the Township of Honey Brook 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.

Section 5. No person shall occupy any trailer in the Township of Honey Brook for sleeping or living purposes except in a trailer park licensed under this Ordinance, ^{or as a dwelling} and unless such trailer conforms to and complies with all plumbing, electrical, sanitary and building statutes, rules and regulations of the Commonwealth of Pennsylvania, and the ordinances of the Township of Honey Brook, County of Chester and Commonwealth of Pennsylvania, applicable to stationary dwellings, PROVIDED, however, the parking or storing of no more than one (1) 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.

Section 6. No person shall operate or occupy any trailer park within the Township of Honey Brook except as provided in this Ordinance.

Section 7. No person shall establish or operate any trailer park within the Township of Honey Brook until a permit shall have been secured from the Secretary of the Township Supervisors. Any person desiring to establish or to operate a trailer park shall make application for a permit to the Secretary of the Township Supervisors. With every such application, there shall be submitted a plan of such trailer park or proposed trailer park showing the following:

- (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 lots intended for the parking of trailers.
- (d). The location of all roadways and driveways.
- (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 electric lighting of trailers.
- (i). The plan for water supply.
- (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 comprehensive plan for the preparation of a Zoning Ordinance of Honey Brook Township, are

entirely located in a district in which the establishment of trailer parks is to be permitted, such statement to bear the signature of the applicant and confirmed by Chairman of the Board of Supervisors. On approval of a Zoning Ordinance, said statement shall be confirmed and approved by the Zoning Officer of the Township.

Such application shall be accompanied by a fee of five (\$5.00) Dollars per trailer to cover the cost of the services of Township officers and employees in making the necessary studies and investigations in connection with such application.

Section 8. Following the receipt of the application for a permit as provided above, the Secretary of the Township Supervisors 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 Ordinance applicable to trailer parks are conformed with. In connection with such investigation, the Township Secretary may request any other municipal, state or county officer to visit the premises in order to determine whether requirements as to which they have particular knowledge, understanding and authority are adhered to.

Section 9. Immediately following the investigation required under Section 8 of this Ordinance, when the Township Secretary shall be satisfied that all the applicable requirements of this Ordinance have been adhered to, or are to be adhered to according to the plans for a proposed trailer park, the Township Secretary shall issue a permit to establish and operate such park for a period of one (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 Ordinance. A suspended permit may be reinstated by the Township Secretary, for the balance of the year for which it was issued, upon compliance of the holder thereof of all the provisions of this Ordinance. No person shall operate a trailer camp in the Township during the time when the permit therefor shall have been suspended.

Section 10. Whenever the ownership or management of any trailer camp shall have changed, the new owner or manager thereof shall forthwith notify the Township Secretary who shall amend the permit for such trailer camp, as well as the pertinent records of the Township, to indicate such change.

Section 11. No permit issued under this Ordinance shall be transferable to a different location. No person, holding a permit under this Ordinance, 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 Township Secretary and the Township Secretary 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 Ordinance, and shall have signified that fact by his approval.

Section 12. Prior to the date of expiration of any permit issued under this Ordinance, the holder thereof may apply to the Township Secretary for renewal thereof, such application to be accompanied by a fee of Five (\$5.00) Dollars per trailer.

Following any investigation demand necessary by the Township Secretary to ascertain whether all the requirements of this Or-

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dinance continue to be adhered to, the Township Secretary shall renew such permit for a further period of one (1) year.

Section 13. 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.

Section 14. 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 3000 square feet with a frontage of no less than 30 feet. Each lot shall abut upon a roadway or driveway not less than 33 feet wide, however, one way streets may be a minimum of 20 feet wide. Every such roadway or driveway shall be macadam black top, well drained, clearly marked, adequately lighted at night, and easily accessible to a public street. Lots for individual trailers shall be so located and arranged that where trailers are located thereon, the set back regulations of the Zoning Ordinance shall be adhered to. In the absence of such set back requirement, each trailer shall be set back a minimum of 20 feet from the edge of the roadway.

Section 15. There shall be only one trailer on each lot and all trailers or mobile homes shall be occupied by one family only and must be completely equipped with toilet, bathtub or shower, heating system, electrical system, furnished kitchen and water system.

Section 16. All plumbing, electrical, building and other work in the premises of any trailer park located in the Township of Honey Brook shall be in accordance with any other ordinance of the Township regulating such subjects. Provided, however, if

there is any conflict between any such ordinance and any of the provisions of this Ordinance, the provisions of this Ordinance shall control as to trailer parks only.

Section 17. All Ordinances of the Township applicable to the accumulation, collection, segregation and disposal of garbage shall be applicable to trailer parks located in the Township and shall be adhered to strictly by persons owning and operating trailer parks and by persons occupying trailers therein.

Section 18. In each trailer park a sufficient supply of pure healthful drinking water from a source and of a quality approved by the Department of Health of Pennsylvania, shall be provided. Certification of the water supply shall accompany the application for a permit to establish and operate a trailer park as required herein.

Each trailer park shall also provide adequate sewer facilities, street lighting, vehicle parking and recreation areas.

Section 19. 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 Ordinance, and of this Ordinance, shall at all times be posted in such office, and the register of each trailer park shall at all times be kept therein.

Section 20. Every person holding a permit under this Ordinance shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of the

Township. 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.

Section 21. Each person holding a permit under this Ordinance 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 a 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 Township, hand fire extinguishers, in good working order, in the ratio of one to every eight (8) 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.

Section 22. Any person operating a trailer park within the Township of Honey Brook at the time of the adoption of this Ordinance shall cause the same to conform to the requirements of this Ordinance, and shall make application for, and secure a permit to operate such trailer park within one (1) year from the effective date of this Ordinance.

Section 23. It shall be the duty of the Township Secretary to enforce the provisions of this Ordinance, and, to that end, he shall from time to time, make or cause to be made, by the police or any other Township officer or employee, an inspection to ascertain whether any trailer park continues to operate strictly under the provisions of this Ordinance.

Section 24. Any person who shall violate any of the provisions of this Ordinance shall, upon conviction thereof, be sentenced to pay a fine of not more than \$300.00 and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than 30 days in the County Jail, PROVIDED, each day's continuance of a violation shall constitute a separate offense.

Section 25. The provisions of this Ordinance shall be severable, and if any of the provisions thereof shall be declared unconstitutional, illegal or invalid, such unconstitutionality,

illegality or invalidity shall not affect any of the remaining provisions of this Ordinance. It is hereby declared to be the intent of the Township Supervisors that the remaining provisions thereof would have been enacted notwithstanding such unconstitutionality, illegality or invalidity.

Section 26. Any variance or exception to this Ordinance may be granted by the Board of Supervisors of Honey Brook Township after application has been made therefor in writing with the exceptions and variances therein set forth, and after a public hearing thereon, which hearing shall be held no less than ten (10) days after public notice of the hearing and in a newspaper of general circulation in the Township. This Ordinance shall become effective five (5) days after adoption thereof by the Township Supervisors.

ORDAINED AND ENACTED this 6th day of July, 1965.
 William H. Bender, Solicitor.

BOARD OF SUPERVISORS OF THE
 TOWNSHIP OF HONEY BROOK,
 CHESTER COUNTY, PENNSYLVANIA

ATTEST:

Lewis R. Shugart
 Secretary

James A. Smith
 Chairman, Board of
 Supervisors