

ORDINANCE NO. 172

AN ORDINANCE REGULATING THE PLACEMENT AND MAINTENANCE OF MOBILE HOMES TO BE SET UP OR LOCATED IN THE BOROUGH OF ORWIGSBURG; SETTING FORTH REGISTRATION AND REGULATIONS FOR THE USE AND OCCUPANCY THEREOF; PROVIDING FOR AND REQUIRING THE ISSUANCE OF PERMITS THEREFOR; AND FIXING THE FEES THEREOF; PROHIBITING UNSAFE AND UNSANITARY CONDITIONS; DEFINING CERTAIN TERMS; AND PROVIDING PENALTIES FOR VIOLATIONS.

BE IT ORDAINED AND ENACTED by the Borough of Orwigsburg in council duly assembled and it is hereby ordained and enacted by authority of the same:

Section 1. Definition.

MOBILE HOMES AND TRAILERS: Detached one-family units to be transported after fabrication on their own wheels, detachable wheels, or flatbed trailers containing complete living and sleeping accommodations and equipment with a flush toilet, bathtub or shower, and kitchen facilities, with water, sewer and electrical facilities and equipment with outside connections for attachment to all utilities. Said mobile homes or trailers must have a minimum length of forty (40) feet and contain a minimum area of four hundred (400) square feet of living space.

Section 2. Mobile homes and trailers are permitted to be placed, set up, located and maintained in the Borough of Orwigsburg subject to the following restrictions and regulations:

- (a) All mobile homes or trailers will be occupied for living purposes only and will be placed on a permanent foundation of cement, cement and cinder block, or stone

which foundation totally encloses the base of said mobile home or trailer;

- (b) All mobile homes or trailers must be connected to the municipal water system, if available, to the lot or land upon which the mobile home or trailer is to be situated. All connections to the municipal water system must be made in accordance with the rules, regulations and ordinances of the Borough of Orwigsburg.
- (c) All mobile homes or trailers must be connected to the municipal sanitary sewer system of the Borough of Orwigsburg whenever such mobile home or trailer is placed, set up or located on land or property abutting on or adjoining any street in which there is a sewer location thereon or therein.

In the event the sewer is not so available or accessible, then, the said mobile home or trailer must be connected to a septic tank or cesspool.

All connections to the sanitary sewer system must be made in accordance with and subject to the rules, regulations, uses and fees and charges set forth and contained in the ordinances of the Borough of Orwigsburg.

- (d) No mobile home or trailer shall be placed, set up or located within the Borough of Orwigsburg until the owner thereof obtains a permit therefor under the provision set forth in Section 4.

Section 3. No mobile homes or trailers shall be placed, set up or maintained in the Borough of Orwigsburg unless and until the land area upon which the same is to be located is first approved by the Planning and Zoning Commission of the Borough of Orwigsburg.

The Planning and Zoning Commission is hereby granted the right,

power, duty, responsibility and authority to designate and approve the land areas upon which a mobile home or trailer may be located. In giving its approval and designating such areas, the Commission shall consider the entire development of the Borough of Orwigsburg and the health, safety, and welfare of all the residents and property owners of the Borough of Orwigsburg.

Section 4. Any person who desires to set up, locate and maintain a mobile home or trailer in the Borough of Orwigsburg shall first make an application for a permit therefor with the Planning and Zoning Commission of the Borough of Orwigsburg. The application shall be made on forms issued and approved by the said Commission. Prior to the issuance of such permit the Commission shall investigate the location, the sewer and water facilities and the safety conditions of the mobile home or trailer and shall give its approval only if the Commission is satisfied that the mobile home or trailer is in accordance with the terms and conditions of the within ordinance.

Section 5. No mobile home or trailer other than as described in Section 1 shall be used for a dwelling or sleeping place upon any private property or land within the limits of the Borough of Orwigsburg.

No mobile home or trailer of any kind or description shall be permitted to park on the public streets in the Borough of Orwigsburg for more than (1) hour.

Section 5. 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 of the Borough of Orwigsburg be liable to a fine of not less than Twenty-five (\$25.00) Dollars nor more than One Hundred (\$100.00) Dollars together with costs, and upon default of payment thereof, shall be sentenced to imprisonment for a period

of not less than ten (10) 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.

Section 6. Nothing herein shall be construed to prohibit any mobile home or trailer of any type or description which is now located within the Borough.

Section 7. If any section, or part of a section this ordinance shall be declared invalid, such invalidity shall not affect the remaining parts or sections of this ordinance. It is hereby declared to be the legislative intent that this ordinance would have been enacted if such invalid section or portion thereof had not been included therein.

Section 8. All ordinances or resolutions, or parts of ordinances or resolutions, insofar as they are inconsistent herewith, be and the same are hereby repealed.

Duly presented, ordained and enacted at a duly convened meeting of the Borough of Orwigsburg, Schuylkill County, Pennsylvania, held on the day of June 5, 1967.

Attest:

BOROUGH OF ORWIGSBURG

Jeanette M. Goltz
Secretary

By *Harold A. Boyer*
President

APPROVED this 5th day of June, 1967.

William Jones
Mayor