

## CHAPTER 13

### MOBILE HOMES AND MOBILE HOME PARKS

- §1. Definitions and Interpretation**
- §2. Compliance**
- §3. Trailers on Streets or Alleys to be Attached to a Motor Vehicle**
- §4. Time Limit for Parking Trailers on Streets and Alleys; Penalty; Use of Dependent Trailers in Garage or Yard Limited; Storage of Dependent Trailers**
- §5. Occupancy Requirements for Independent Trailers; Independent Trailers to Conform to General Ordinances, Regulations, and State Laws**
- §6. Compliance of Trailer Parks**
- §7. Application for Trailer Park Permit; Plan and Information Required**
- §8. Investigation of Trailer Park Before Permit Issued**
- §9. Issuance of Permit; Suspension for Violation**
- §10. Notification if Change of Ownership or Management**
- §11. Permit Nontransferable to Different Location; Prior Approval for Physical Changes in Park**
- §12. Renewal of Permit; Fee**
- §13. Drainage to be Adequate**
- §14. Lot Requirements**
- §15. Laundry Rooms**
- §16. Flooring and Sewerage Requirements for Outbuildings**
- §17. Work in Trailer Park to Comply with General Ordinances and Regulations; Interpretation**
- §18. Garbage Collection and Disposal**
- §19. Office Building; Records to be Kept**
- §20. Register to be Kept; Information Therein**
- §21. Additional Regulations Applicable to Trailer Parks**
- §22. Permit Requirements for Existing Trailer Parks**
- §23. Enforcement**
- §24. Penalty for Violation**
- §25. Severability**

#### **§1. Definitions and Interpretations**

The following words and terms as used in this ordinance,<sup>1</sup> shall have the meanings respectively ascribed to them in this section, unless the context clearly indicates a different meaning:

---

<sup>1</sup> Sections 1 to 25 of this chapter

- (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.
- (c) The word “dependent trailer” shall mean any trailer which is not equipped with a toilet and bathtub or shower.
- (c) The word “independent trailer” shall mean a trailer equipped with a toilet and bathtub or shower.
- (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 any trailer, or upon which any trailer is parked or located, whether or not a charge is made for the use of the 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.

In this ordinance, the singular shall include the plural and the masculine shall include the feminine and the neuter.<sup>2</sup>

(Ord. 1966-3, March 1, 1966, §1)

## **§2. Compliance**

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 Borough of Bloomfield except as provided in this ordinance.<sup>3</sup> (Ord. 1966-3, March 1, 1966, §2)

## **§3. Trailers on Streets or Alleys to be Attached to a Motor Vehicle**

No person shall allow any trailer to stand upon any of the streets or alleys in the Borough of Bloomfield, without being attached to a motor vehicle. (Ord. 1966-3, March 1, 1966, §3)

## **§4. Time Limit for Parking Trailers on Streets and Alleys; Penalty; Use of Dependent Trailers in Garage or Yard Limited; Storage of Dependent Trailers**

No person shall park any trailer attached to a motor vehicle on any street or alley in the Borough for a period of time longer than that allowed for the parking of vehicles upon such street or alley by applicable State laws and Borough ordinances. Any person who shall permit any trailer to stand longer than the time permitted by State law or Borough ordinance shall be subject to the penalties

---

<sup>2</sup> There were no sections numbered “23” to “26”, inclusive, in this ordinance as enacted.

<sup>3</sup> Sections 1 to 25 of this chapter

as provided in such law or ordinance. No dependent trailer stored in any yard or garage shall be used for permanent living or sleeping purposes. Such trailers may be used for the housing of temporary guests for a period not to exceed fifteen (15) days. Provided this provision shall not be construed to prohibit the storage of unoccupied trailers. (Ord.1966-3, March 1, 1966, §4; as amended by Ord.112, July 8, 1975, §1)

**§5. Occupancy Requirements for Independent Trailers; Independent Trailers to Conform to General Ordinances, Regulations, and State Laws**

Independent trailers, as defined herein,<sup>4</sup> shall be occupied by no person other than the owners thereof and their family, which trailer may be located either on land also owned by the owners of the trailer, or in a trailer park licensed under the provisions of this ordinance.<sup>5</sup> All independent trailers shall conform to plumbing, electrical, sanitary and building ordinances, rules and regulations of the Borough, and State laws applicable to other structures used for dwelling purposes. (Ord.1966-3, March 1, 1966, §5; as amended by Ord.112, July 8, 1975, §2)

**§6. Compliance of Trailer Parks**

No person shall operate or occupy any trailer park within the Borough except as provided in this ordinance.<sup>6</sup> (Ord.1966-3, March 1, 1966, §6)

**§7. Application for Trailer Park Permit; Plan and Information Required**

No person shall establish or operate any trailer park within the Borough of Bloomfield unless and until a permit shall have first been secured therefor from the Permit Officer. The application for such permit shall be accompanied by a plan of the trailer park or proposed trailer park, which plan shall contain or be accompanied by the following:

- (1) Name and address of applicant
- (2) Extent and area to be used for trailer park purposes
- (3) Location of all roadways and driveways
- (4) Type of construction of all roadways and driveways, including the materials to be used, and the width, length and depth of base and surface materials
- (5) Location of all lots intended for the parking of trailers

---

<sup>4</sup> In Section 1 of this chapter

<sup>5</sup> Sections 1 to 25 of this chapter

<sup>6</sup> See especially Sections 7 to 21 of this chapter

- (6) Location and number of all existing or proposed facilities to be used by the occupants of trailers, including sanitary convenience wash rooms, toilets, laundries and utility rooms
- (7) Location of all sanitary sewer lines and the points of connection to the municipal sewer system
- (8) Method of disposal of surface drainage and storm water drainage
- (9) Method and plan for garbage and refuse disposal
- (10) Plan for the water supply, showing points of connection to the municipal water supply system and method of distribution
- (11) Points for electrical hook ups, location of poles or underground wires, and location of street lights
- (12) Location of fire extinguishers or other means of fire control

Such application shall be accompanied by a fee as established annually by Resolution of Borough Council. (Ord.1966-3, 1966, §7; as amended by Ord.112, July 8, 1975, §3; as amended by Ord. 274, 5/5/2009, §7)

#### **§8. Investigation of Trailer Park Before Permit Issued**

Following the receipt of the application for a permit as provided above,<sup>7</sup> the Mayor 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<sup>8</sup> are conformed with. In connection with such investigation the Borough Engineer and any other Borough officer or employee requested to do so by the Mayor shall visit the premises in order to determine whether requirements as to which they have particular knowledge and understanding are adhered to. (Ord.1966-3, March 1, 1966, §8)

#### **§9. Issuance of Permit; Suspension for Violation**

Immediately following the investigation required under the eighth section of this ordinance,<sup>9</sup> when the Permit Officer shall be satisfied that all the applicable requirements of this ordinance<sup>10</sup> have been adhered to, or are to be adhered to according to the plans for a proposed trailer park, the Permit Officer shall issue a permit to establish and operate such park for

---

<sup>7</sup> In Section 7 or this chapter

<sup>8</sup> Sections 7 to 21 of this chapter

<sup>9</sup> Section 8 of this chapter

<sup>10</sup> SECTIONS 7 to 21 of this chapter

a period of one 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. <sup>11</sup> A suspended permit may be reinstated by the Mayor, 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 Borough during the time when the permit therefore shall have been suspended. (Ord.1966-3, March 1, 1966, §9; as amended by ord. 278, 7/7/2009, §1)

**§10. Notification if Change of Ownership or Management**

Whenever the ownership or management of any trailer camp shall have been changed, the new owner or manager thereof shall forthwith notify the Mayor, who shall amend the permit for such trailer camp, as well as the pertinent records of the Borough, to indicate such change. (Ord.1966-3, March 1, 1966, §10)

**§11. Permit Nontransferable to Different Location; Prior Approval for Physical Changes in Park**

No permit issued under this ordinance <sup>12</sup> 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 Mayor and the Mayor 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. (Ord.1966-3, March 1, 1966, §11)

**§12. Renewal of Permit; Fee**

Prior to the expiration date of any permit issued under this ordinance, <sup>13</sup> the permittee shall apply to the Permit Officer for renewal thereof, which application shall be accompanied by a fee as established annually by Resolution of Borough Council. Following any investigation deemed necessary by the Mayor to ascertain compliance with the provisions of this ordinance, the Mayor shall renew such permit for a period of one (1) year. (Ord.1966-3, March 1, 1966; as amended by Ord.112, July 8, 1975, §4; as amended by Ord. 274, July 7, 2009, §6)

**§13. Drainage to be Adequate**

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. (Ord.1966-3, March 1, 1966, §13)

---

<sup>11</sup> Sections 1 to 25 of this chapter

<sup>12</sup> Sections 1 to 25 of this chapter

<sup>13</sup> Sections 1 to 25 of this chapter

#### **§14. Lot Requirements**

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 three thousand (3,000) square feet or a frontage of not less than fifty (50) feet. Each lot shall abut upon a roadway or driveway, not less than thirty-five (35) feet wide. Every such roadway or driveway shall be well drained, clearly marked, adequately lighted at night, paved and accessible to a public street. Lots for individual trailers shall be so located and arranged that when trailers are located thereon, they shall have a minimum setback of twenty-five (25) feet from adjoining property or lot lines, streets or driveways. Water under pressure shall be provided to each lot. Every water supply outlet or connection to a fixture or appliance shall be protected against backflow and back siphonage. Water main lines and connections shall be installed at the expense of the trailer park owner. (Ord.1966-3, March 1, 1966, §14; as amended by Ord.112, July 8, 1975, §5)

#### **§15. Laundry Rooms**

In each trailer park, there shall be provided a laundry room, with laundry trays, in the ratio of one double tray for each ten (10) individual trailer lots. (Ord.1966-3, March 1, 1996, §15)

#### **§16. Flooring and Sewerage Requirements for Outbuildings**

Floors of toilet rooms, bathing rooms and laundry rooms, where provided, in each trailer park shall be of concrete, tile or similar material impervious to water and easily cleaned, and pitched to a floor drain. Liquid wastes from toilets, baths, lavatories and laundry rooms shall be piped to a sanitary sewer approved by the Borough Engineer. (Ord.1966-3, March 1, 1966, §16)

#### **§17. Work in Trailer Park to Comply with General Ordinances and Regulations; Interpretation**

All plumbing, electrical, building and other work in the premises of any trailer park located in the Borough of Bloomfield shall be in accordance with any other ordinances, rules and regulations regulating such subjects. Provided however; if there is any conflict between any such ordinance and any of the provisions of this ordinance, <sup>14</sup> the provisions of this ordinance shall control as to trailer parks only. (Ord.1966-3, March 1, 1966, §17)

#### **§18. Garbage Collection and Disposal**

All ordinances of the Borough applicable to the accumulation, collection, segregation and disposal of garbage <sup>15</sup> shall be applicable to trailer parks located in the Borough, and shall be adhered to strictly by persons owning and operating trailer parks and by persons occupying trailers therein. (Ord.1966-3, March 1, 1966, §18)

---

<sup>14</sup> Sections 1 to 25 of this chapter

<sup>15</sup> See Chapter 19, in particular

**§19. Office Building; Records to be Kept**

In every trailer park, there shall be an office building acceptable in design and construction to the Mayor, and 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,<sup>16</sup> shall at all times be posted in such office, and the register, described in Section 24 [20],<sup>17</sup> of such trailer park shall at all times be kept therein.  
(Ord.1966-3, March 1, 1966, §19)

**§20. Register to be Kept; Information Therein**

Every person holding a permit under this ordinance,<sup>18</sup> shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of the Borough. 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, if any
- (d) The date of arrival of such trailer at such trailer park and the date of departure there from, if any

(Ord.1966-3, March 1, 1966, §20)

**§21. Additional Regulations Applicable to Trailer Parks**

Each person holding a permit under this ordinance<sup>19</sup> 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 Mayor all cases of persons or animals affected or suspected of being affected with any communicable disease, where he shall have reason to believe that medical attention has not been sought.

---

<sup>16</sup> Sections 1 to 25 of this chapter

<sup>17</sup> This refers to Sections 20 of this chapter. See Note 2 of this chapter

<sup>18</sup> Sections 1 to 25 of this chapter

<sup>19</sup> Sections 1 to 25 of this chapter

- (d) He shall maintain in convenient places, designated by the Fire Chief of the Borough, 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.

(Ord.1966-3, March 1, 1966, §21)

## **§22. Permit Requirements for Existing Trailer Parks**

Any person operating a trailer park within the Borough of Bloomfield at the time of adoption of this ordinance shall cause the same to conform to the requirements of this ordinance<sup>20</sup> and shall make application for, and secure, a permit to operate such trailer park within three (3) months from the effective date of this ordinance. (Ord.1966-3, March 1, 1966, §22)

## **§23. Enforcement**

It shall be the duty of the Mayor to enforce the provisions of this ordinance,<sup>21</sup> and, to that end, he shall, from time to time, make or cause to be made, by the police or any other Borough officer or employee, an inspection to ascertain whether any trailer park continues to operate strictly under the provisions of this ordinance. (Ord.1966-3, March 1, 1966, §27)

## **§ 24. Penalty for Violation**

Any person who shall violate provisions of this ordinance<sup>22</sup> shall, upon conviction thereof, be sentenced to pay a fine of not more than three hundred dollars (\$300.00) and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not thirty (30) days. Provided: each day that a violation shall be permitted to continue shall constitute a separate offense. (Ord.1966-3, March 1, 1966, §28; as amended by Ord.112, July 8, 1975, §6)

## **§25. Severability**

The provisions of this ordinance<sup>23</sup> shall be severable, and if any of the provisions thereof shall be declared unconstitutional 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 Borough Council that the remaining provisions thereof would have been enacted notwithstanding such unconstitutionality, illegality or invalidity. (Ord.1966-3, March 1, 1966, §29)

---

<sup>20</sup> Sections 1 to 25 of this chapter.

<sup>21</sup> Sections 1 to 25 of this chapter.

<sup>22</sup> Sections 1 to 25 of this chapter.

<sup>23</sup> Sections 1 to 25 of this chapter.