

ORDINANCE NO. 305

AN ORDINANCE OF THE BOROUGH OF CLYMER, COUNTY OF INDIANA
AND COMMONWEALTH OF PENNSYLVANIA, TO AMEND ORDINANCE
NO. 296 TO REGULATE THE LOCATION AND USE OF MOBILE HOMES

BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of
Clymer, and it is hereby ordained and enacted as follows:

SECTION 1. SPECIAL RESIDENTIAL USES.

1.1 Individual Mobile Homes on Their Own Lots

- 1.10 A mobile home for the purposes of this Ordinance shall be considered a transportable single-family detached dwelling intended for permanent occupancy contained in one (1) unit, or in two (2) units designed to be joined into one (1) integral unit capable of being separated later for movement to another site, such dwelling being ready for occupancy upon arrival on its lot except for placement on its foundation, attachment to utilities, and minor or incidental unpacking and assembly operations.
- 1.11 Mobile homes shall meet all requirements of this Ordinance and other ordinances of Clymer Borough relative to single-family detached dwellings, including but not limited to minimum lot area, depth and frontage, setbacks from property lines and utility connections. The minimum width of a mobile home along its full length shall be not less than twenty (20) feet. The wheels used in transporting a mobile home to its site shall be removed when the home is set upon its foundation, and the towing hitch shall be either removed or hidden within the foundation. All mobile homes shall meet applicable State regulations regarding construction, and a certificate of compliance shall be shown to a Borough official by the owner before the mobile home is occupied.
- 1.12 No mobile home shall be permitted on a lot already occupied by a dwelling structure unless such mobile home can be located so that the property, if subsequently subdivided, would provide for both the dwelling structure and the mobile home separate lots for each meeting at least the minimum requirements for lot area, setback from property lines, lot depth and coverage for the zone district where the property is located. In no case shall more than one (1) mobile home be permitted on any zone lot.

- 1.13 Mobile homes shall be supported upon a peripheral masonry wall matching the exterior dimensions of the mobile home, or at least two (2) masonry piers located and designed to carry the full weight of the mobile home. Walls or piers shall be built upon concrete footers the bottom of which shall be at least three (3) feet below finished grade. Mobile homes shall be securely held to their foundations by over-the-top built-in tiedowns firmly embedded in the foundation. The space between the floor of a mobile home set on piers and the ground below shall be enclosed by a continuous masonry wall or metal skirting to match the exterior material of the mobile home and such space shall be ventilated. Mobile homes shall be placed on required foundations and skirted, on piers, within thirty (30) days of arrival on the lot.
- 1.14 No mobile home shall be occupied until it has received an occupancy permit from a Borough official after connection to municipal sewage disposal and water supply systems. No mobile homes lacking toilet and washing facilities or cooking and food storage facilities or any of these, shall be permitted for occupancy. No self-propelled vehicles used as living accommodations or travel trailers designed for temporary occupancy shall be permitted for residential purposes for a period exceeding fourteen (14) days.
- 1.15 Any enclosed additions added later to a mobile home or not part of the original construction shall require a building permit and shall match the materials and colors as close as possible to the original.
- 1.16 No mobile home shall be removed from its lot until all taxes assessed against the mobile home by any local taxing jurisdiction or owed by any occupant of the mobile home have been paid in full. Failure to pay said taxes prior to removal of a mobile home shall be considered a violation of this Ordinance and subject to penalties.
- 1.17 The electrical system serving a mobile home shall be installed by a registered electrician to meet the electrical code standards adopted by Clymer Borough. All heating and cooking devices shall be installed and shall be operated in accordance with fire code standards adopted by Clymer Borough.
- 1.18 All mobile homes located in flood zone areas must comply with Flood Zone Regulations.
- 1.19 Only one mobile home will be permitted for every fifty-foot by one-hundred-fifty-foot (50' x 150') lot and two (2) parking places are required for each mobile home located in Clymer Borough.

- 1.20 A mobile home park shall be defined as two (2) or more mobile homes on any one parcel or lot and require approval from the Borough of Clymer.
- 1.21 Any person, company or corporation who violates any provision of this Ordinance shall, upon conviction, be guilty of a summary offense, which is punishable by a fine of not more than Three Hundred Dollars (\$300.00), together with costs of prosecution, or in default of payment of such fine, then by imprisonment for a period of not more than thirty (30) days, or both. Each day of violation shall be considered a separate and distinct offense.

If any of the provisions of this Ordinance shall be declared invalid for any reason, by the Courts, such adjudication shall not affect the validity of this Ordinance as a whole or any provision or part thereof not adjudged invalid or unconstitutional; it being the intention of the Council that all provisions not declared invalid or unconstitutional shall be sustained and enforced.

Resolutions inconsistent with this Ordinance are hereby repealed insofar as they conflict with this Ordinance; and any ordinance or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

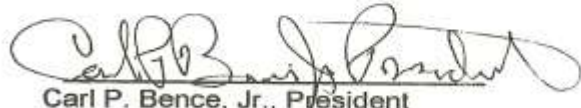
ORDAINED AND ENACTED INTO LAW THIS 2nd DAY OF October, 2002.

ATTEST:

CLYMER BOROUGH COUNCIL



Connie L. Custer, Sec./Treas.



Carl P. Bence, Jr., President

APPROVED this 2nd day of October, 2002.



Joanne Shedlock, Mayor