

ORDINANCE NUMBER 83.3 OF WEST  
KITTTANNING BOROUGH, ARMSTRONG COUNTY, PA

MOBILE HOMES AND MOBILE HOME PARKS

- Section 1. Definitions  
Section 2. Placement of Mobile Homes Prohibited Except in Mobile Home Parks  
Section 3. Approval of Mobile Home Parks Required  
Section 4. Replacement of Mobile Homes Prohibited Except in Mobile Home Parks  
Section 5. Permit Required for Removal of Mobile Home; Foundation or Skirt Required for Placement  
Section 6. Notice to Remove Violating Mobile Home; Time Limit for Removal  
Section 7. Manner of Serving Notice to Remove  
Section 8. Penalty for Violation  
Section 9. Replacement of Existing Mobile Homes  
Section 10. List of Existing Mobile Homes  
Section 11. Authority for Borough to Remove Violating Mobile Home and Collect Cost plus 10%

Section 1. Definitions. For the purpose of this ordinance the following definitions shall apply:

(a) The word "person" as used in this ordinance shall mean any natural person or persons, association, partnership, firm or corporation.

(b) The words "mobile home" as used in this ordinance shall mean any type of dwelling that can be fitted with wheels and transported to another area; also, commonly known as a "house trailer."

(c) The words "mobile home park" is any land area that has been approved by the Armstrong County Planning Commission and the West Kittanning Borough.

Section 2. Placement of Mobile Homes Prohibited Except in Mobile Home Parks. No person shall cause or permit the placement of any mobile home in the Borough of West Kittanning except in an approved mobile home park.

Section 3. Approval of Mobile Home Parks Required. Any and all mobile home parks located in the Borough of West Kittanning must be approved by the Armstrong County Planning Commission and the West Kittanning Borough Council and any such park must be operated with the permission of the County Health Department.

Section 4. Replacement of Mobile Homes Prohibited Except in Mobile Home Parks. No person shall replace any mobile home that is removed from its location in the Borough of West Kittanning with another mobile home with the exception of a mobile home located in an approved mobile home park.

Section 5. Permit Required for Removal of Mobile Home; Foundation or Skirt Required for Placement. No person shall remove from the Borough of West Kittanning an installed mobile home without first obtaining a permit from the West Kittanning Borough Council. Any person installing a mobile home in an approved mobile home park must place said mobile home on a wall, foundation or have a skirt of an approved fireproof material.

Section 6. Notice to Remove Violating Mobile Home; Time Limit for Removal. If the installation of any mobile home except in an approved mobile home park is reported to the Council, the Council shall forthwith cause written notice to be served upon the owner of said mobile home. Such notice shall require the owner of the mobile home to commence the removal of the mobile home within ten days after such notice and to complete such removal within thirty days thereof.

Section 7. Manner of Serving Notice to Remove. The notice required by Section Six of this ordinance shall be served personally upon the owner of the mobile home if such owner resides in the Borough or upon the agent of such owner if such agent has a residence or place of business within the Borough. If the owner nor the agent can be served within the Borough as hereby provided, such notice shall be sent to the owner of such structure by registered mail at the last known address thereof.

Section 8. Penalty for Violation. If the owner of the mobile home to whom or which a notice to remove said mobile home shall be sent under the provisions of this ordinance fails to commence or to complete such removal within the time limit prescribed by said notice, he shall be guilty of a violation of this ordinance and upon conviction thereof shall be sentenced to pay a fine of not more than fifty dollars

(\$50.00) and cost of prosecution; provided: each day's violation shall constitute a separate offense.

Section 9. Nothing in this ordinance shall prohibit any person from replacing a mobile home existing at the time of the enactment of this ordinance providing any replacement mobile home shall be located in the same location and shall be replaced within one (1) year from removal, otherwise the right to replace shall terminate and this ordinance shall apply in full force and effect.

Section 10. The Borough Council shall compile a list of all mobile homes located within the Borough of West Kittanning and the location of each existing at the time of the enactment of this ordinance and attach to and make a part of this ordinance.

Section 11. Authority for Borough to Remove Violating Mobile Home and Collect Cost Plus 10%. If the owner of the mobile home to whom or which a notice to remove such mobile home shall be sent under the provisions of this ordinance fails to commence or to complete such removal within the time limit prescribed by such notice, the Mayor shall be empowered to cause such removal to be commenced and/or completed by the Borough and cost and expense thereof with a penalty of 10% shall be collected from the owner of the mobile home in the manner prescribed by law; provided by (the) recovery of such cost and expense together with the penalty may be in addition to the penalty imposed as provided in Section Eight.

ORDAINED AND ENACTED into law by the Borough Council of the Borough of West Kittanning in lawful session assembled this 2nd day of may, 1983.

BOROUGH Seal

Attest:

[Signature]  
Borough Secretary

BOROUGH OF WEST KITTANNING

By

[Signature]  
President, Borough Council

Approved this 2nd day of

may 1983

By

[Signature]  
Mayor