

MOBILE HOME PARKS

Chapter 56

MOBILE HOME PARKS

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[HISTORY: Adopted by the Township Committee of the Township of Barnegat 6-14-76 as Ord. No, 1976-13. Amendments noted where applicable.]

GENERAL REFERENCES

Property maintenance — See Ch. 63.
Trailers and camp cars — See Ch. 69.
Individual sewage disposal systems — See Ch. 79A.

Be it ordained by the Township Committee of the Township of Barnegat, in the County of Ocean and State of New Jersey:

§ 56-1. Definitions.

For the purposes of this ordinance, the terms listed below shall be defined and interpreted as follows:

MOBILE HOME — A manufactured, transportable year-round single-family dwelling built on one (1) or more chassis and containing a flush toilet, bath or shower and kitchen sink; designed to be connected to a piped water supply, sewerage facilities and electrical service.

MOBILE HOME LOT — A parcel of land designed to accommodate a mobile home, and includes the mobile home stand and the mobile home yard.

MOBILE HOME PARK — A parcel of land which has been so designated and improved that it contains two (2) or more mobile home lots available to the general public for the placement thereon of mobile homes for occupancy.

MOBILE HOME SEWER — That part of the drainage system of a mobile home lot beginning at the inlet of the sewer riser pipe which receives the discharge from the drain outlet of the mobile home and terminating at the sewer line serving the mobile home park.

MOBILE HOME SPACE — A plot of ground within a mobile home park improved and authorized pursuant to this ordinance for the accommodation of one (1) mobile home.

MOBILE HOME YARD — That part of the mobile home lot excluding the mobile home stand.

MOBILE STAND — That part of a mobile home lot which has been reserved exclusively for the placement of a mobile home.

PARK MANAGEMENT — The owner or his designated agents being administrative officers of the mobile home park.

PERSON — Includes corporations, companies, associations, societies, firms, partnerships and joint-stock companies, as well as individuals.

REFUSE -- Garbage, combustible and/or noncombustible waste solids.

SANITARY SEWAGE — Any liquid waste containing animal or vegetable matter in suspension or solution or the water-carried waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers or any other source of water-carried waste.

SEWER CONNECTION — The connector consisting of all pipes, joints, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the mobile home sewer.

TENANT — Any person who rents or leases a mobile home lot from the park management.

WATER CONNECTION — The connection consisting of all pipes, fittings and appurtenances from the water riser to the water inlet of the distribution system of the mobile home.

WATER SERVICE PIPE — The pipe conveying water from a water main to the water riser on a mobile home lot or to the water distributing system of a building.

§ 56-2. General requirements.

- A. **Compliance.** The provisions of this ordinance comprise minimum standards with which all mobile home parks and the management of all mobile home parks shall comply. Mobile home parks shall also be subject to the laws of the State of New Jersey and to all other ordinances of Barnegat Township, as well as to Chapter IX of the New Jersey State Sanitary Code. All mobile homes shall conform to the Standard for Mobile Homes in accordance with the American National Standards Institute, ANSI No. A119.1 (1972) or latest revision thereof. Three (3) copies of said code are on file in the office of the Township Clerk for

inspection by the general public. If any law, ordinance, statute, rule or regulation imposes standards stricter- or more severe than the standards imposed in this ordinance, the stricter or more severe standards shall apply. [Amended 12-13-76 by Ord. No. 1976-32]

- B. **Licensing.** No person, firm or corporation shall construct or operate and maintain a mobile home park in the Township of Union, unless such person, firm or corporation shall first obtain a license for the construction and maintenance and operation thereof from the Township of Barnegat and pay the deposit fees as hereinafter provided. No mobile home shall be installed, operated, maintained or occupied within the Township of Barnegat except upon a duly licensed mobile home park.
- C. **Duration of licenses.** Licenses or permits to maintain and operate a mobile home park pursuant to this ordinance shall be issued annually and shall expire on the last day of each year.
- D. **Approval of facilities.** No work on the construction or expansion of a mobile home park shall be undertaken unless approval of the facilities as required by this section shall have been granted by the State Department of Health and by the Planning Board of the Township of Barnegat. Such Planning Board approval shall be in accordance with the terms, conditions and requirements of the Barnegat Township site plan regulations, contained in the Zoning Ordinance of the Township of Barnegat.¹
- E. **Site plan review fee.** Applicants requiring mobile home park site plan review by the Township Planning Board shall be required to make payable to the Township of Barnegat a check based on the following amount: one hundred dollars (\$100.) per acre up to ten (10) acres and fifty dollars (\$50.) per acre over ten (10) acres. The check shall be presented to the Secretary of the Planning Board and the minimum fee to cover the cost of the review shall be one hundred fifty dollars (\$150.). Following site plan

¹ Editor's Note; See Article XI, Site Plan **Approval**, of Ch. 14, Zoning.

approval and prior to the signing of the site plan by the Chairman and Secretary of the Barnegat Township Planning Board, the applicant shall post with the Township of Barnegat a cash amount equal to five percent (5%) of the cost of improvements within the mobile home park as estimated by the Township Engineer, such fund to be used to pay the cost of the Township Engineer's review of the site plan and the Township Engineer's inspection of improvements in the mobile home park. Upon completion of the development of the mobile home park, any moneys remaining in such fund shall be returned to the applicant. [Amended 12-13-76 by Ord. No. 1976-32]

- F. Building permits; certificates of occupancy; inspections and fees. A building permit and certificate of occupancy shall be required for each mobile home stand in the mobile home park, and no construction of any mobile home stand shall commence until a building permit therefor has been issued. No use or occupancy of any mobile home stand shall be made until the Zoning Officer shall have inspected the improvements on said mobile home stand and approved the same as having been installed and completed in accordance with the provisions of this ordinance. The applicant shall pay a fee to the Township of Barnegat of fifteen dollars (\$15.) for each mobile home stand for which a building permit shall be requested, such fee to be paid at the time application for the building permit is made. Such fee shall also cover the issuance of the certificate of occupancy and the inspections made by the Zoning Officer in accordance with the provisions of this ordinance. The construction and, where applicable, the operation of all roads, curbs, sidewalks, site grading, drainage facilities, water facilities and sewer facilities within the mobile home park shall be inspected and approved by the Township Engineer prior to the issuance of a certificate of occupancy for any mobile home space or stand. Such improvements may be completed by sections as approved by the Planning Board; provided, however, that every mobile home space and stand shall be completely serviced by such improvements prior to the issuance of a certificate of oc-

cupancy therefor. The cost of the inspections and approvals by the Township Engineer of such improvements shall be charged against the cash bond paid by the applicant as required by § 56-2E of this ordinance. [Amended 12-13-76 by Ord. No. 1976-32]

- G. Approved construction in lieu of bonding. The applicant shall not be required to post a performance bond to insure completion of the improvements specified in Subsection F hereof to be inspected and approved by the Township Engineer in such section or sections of the mobile home park as approved by the Planning Board or in the undeveloped remainder of the mobile home park if such improvements as inspected and approved by the Township Engineer are, in fact, constructed and completed sufficiently to provide the benefit of such improvements to each mobile stand for which a certificate of occupancy is requested. [Added 12-13-76 by Ord. No. 1976-32]

§ 56-3. Design standards and improvements.

A. Lot layout and occupancy.

- (1) Each mobile home lot shall be clearly identified by number:
- (2) Each mobile home lot shall be adequate to accommodate the mobile home occupying same.
- (3) The number of mobile homes permitted in a mobile home park shall not exceed the number of mobile home lots
- (4) Nothing contained in this regulation shall be construed as prohibiting the maintenance of a retail mobile home sales agency in a mobile home park or the sale of a mobile home, whether occupied or unoccupied, which is located on a mobile home lot and connected to pertinent utilities.

- B. Maximum mobile homes per acre.** The mobile home park design shall provide for a maximum density of mobile

homes of four and five-tenths (4.5) mobile homes per acre, exclusive of any acreage reserved for recreation areas in accordance with § 56-3L of this ordinance.

- C. **Minimum size.** The minimum size for a mobile home park shall be fifty (50) acres.
- D. **Mobile home space area.** All mobile home spaces shall have a minimum size of five thousand (5,000) square feet.
- E. **Separation and setback requirements.** Except for mobile homes in storage or for sale, each mobile home shall be located on a mobile home lot so as to comply with the following minimum proximity limits:
 - (1) Twenty-five (25) feet from the right-of-way of any public street or highway.
 - (2) Fifty (50) feet from any building or structure, except metal or masonry storage sheds, awnings, carports or porches.
 - (3) Fifteen (15) feet from the side(s) of any other mobile home(s).
 - (4) Twenty (20) feet end to end between homes and/or any adjoining property line.
- F. **Mobile home stands.** Each mobile home space shall be provided with a mobile home stand of sufficient size to accommodate the mobile home to be placed thereon. The stand shall be constructed of four (4) inches of twothousand-five-hundred-pounds-per-square-inch concrete at twenty-eight (28) days, or concrete piers no less than sixteen (16) inches in diameter and twenty-four (24) inches in depth, at manufacturer's recommended intervals, along the I-beams of the mobile home. Every mobile home stand shall be provided with approved devices for anchoring the mobile home to prevent overturning or uplift. Such devices shall be adequate to withstand winds of hurricane force. [Amended 12-13-76 by Ord. No. 1978-32]
- G. **Road layout and road width.** Roadways in all mobile home parks shall be provided, as private roads, located where

necessary to furnish principal trafficways for convenient access to all mobile home sites and other facilities located in any mobile home park. All such roadways shall be continuous wherever possible. Where dead-end roads are necessitated, culs-de-sac or turnarounds shall be provided to meet the same standards as required for subdivisions established by the Subdivision Ordinance of Barnegat Township.' All such roadways shall have a minimum width of thirty (30) feet and shall have unobstructed access to a public street or public highway. All streets shall be private ways and not dedicated to the public. The road width should be measured from the back of the curb to the back of the curb.

H. Road, curb, sidewalk and parking area construction.

- (1) Roads and parking areas shall have a two-inch-thick bituminous concrete pavement, Type FABC-1, mix Number 5, constructed on a Type 2, Class A, gravel base course having a compacted thickness of six (6) inches.
- (2) Concrete curbs shall be either vertical or roll type, as approved and specified by the Barnegat Township Engineer.
- (3) Parking areas may be constructed of four-inch concrete with a twenty-eight-day strength at three thousand (3,000) pounds per square inch.

I. Parking. Car space shall be provided, without interfering with normal movement of all traffic, with at least two (2) car parking spaces for each mobile home. Parking spaces shall be provided, either in convenient parking bays or such mobile home space. Parking spaces may be provided for not more than two (2) cars end to end.

J. [Amended 12-13-76 by Ord. No. 1976-321 Additions. Additions shall conform to the following:

- (1) Skirting, porches, awnings, storage sheds or other additions shall be installed only if permitted and approved by the park management.

Editor's Note See Ch. Subdivision of Land,

- (2) Storage sheds shall be aluminum and premanufactured.
 - (3) Where additions are installed, they shall be in harmony with the surroundings and shall be maintained in good repair. Additions shall be constructed and installed so as to facilitate underneath inspection of the mobile home and in such manner so as not to constitute a harborage for rodents.
 - (4) Entrance steps or ramps shall be of a type approved by the park management.
- K. Subfloor storage. Gasoline and similar flammable liquids shall not be stored underneath a mobile home, except in fuel storage tanks approved by the Underwriters' Laboratories. Other types of storage underneath a mobile home shall be permitted only if approved by the park management. If approved, the following conditions shall be satisfied:
- (1) The storage area shall be provided with a base of concrete or other impervious material.
 - (2) Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - (3) The storage area shall be enclosed by skirting.
- L. Recreation areas. A recreation area, with a minimum size of ten percent (10%) of the total licensed area, shall be provided for each mobile home park.
- M. Buffer strips and common areas. A buffer strip shall be maintained along the front lines of the mobile home park fronting on any public road or street, except along such portion of the mobile home park as may be utilized as a sales area for the sale of mobile homes. Such buffer strip shall be at least fifty (50) feet in width.

56-4. Water supply system.

- A. General. An adequate supply of potable water, complying with the Potable Water Standards established by the State

Department of Health of the State of New Jersey, shall be provided in each mobile home park.

B. Water distribution and fire hydrants.

- (1) A water distribution system shall be provided to transmit the potable water supply throughout the mobile home park. The supply shall be made available to each mobile home lot, building or other facility requiring water via a separate water service pipe, at a minimum pressure of thirty (30) pounds per square inch.
- (2) Fire hydrants shall be provided in accordance with recommendations of the Township Engineer, who shall, in making such recommendations, follow the standards established by appropriate insurance underwriting agencies to provide the minimum insurance premium cost for the occupants of the mobile home park.

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C. Individual water risers and connections.

- (1) An individual water riser shall be located within the confined area of each mobile home. The riser outlet shall be designed so that a watertight connection can be made between the outlet and the mobile home piping system.
- (2) The water riser shall extend at least four (4) inches above the ground elevation. The outlet shall be plugged or capped when not in use.
- (3) Adequate provisions shall be made to prevent freezing of risers, valves and water service pipes and to protect risers from the heaving and thawing actions of ground during freezing weather. Surface drains shall be diverted from the location of the riser.
- (4) Each riser shall be provided with a shutoff valve conveniently available to the tenant in the event of an emergency.

D. Physical connections. No physical connection shall be made between an approved public potable water supply and an unapproved water supply.**E. Construction.**

- (1) Mobile home lots constructed after the effective date of Chapter IX of the New Jersey State Sanitary Code shall be provided with water risers and water service pipes of at least three-fourths (3/4) inch nominal inside diameter.
- (2) A shutoff valve shall be provided for each water service pipe.
- (3) Underground combination stop and waste valves shall not be installed.

§ 56-5. Sewerage and storm drainage facilities.

- A. General. Adequate facilities for the collection and disposal of sanitary sewage shall be provided at every mobile home park.

B. Building sewer outlet and connections.

- (1) Each mobile home lot shall be provided with a building sewer. The building sewer shall be at least four (4) inches in diameter and shall be equipped with a riser of the same diameter terminating above the ground. A trap and/or vent shall not be installed on the building sewer.
- (2) The riser shall be firmly imbedded in the ground and be protected against heaving, shifting and surface water. When it is not in use, the riser shall be capped or plugged so as to render it watertight.
- (3) The sewer connection shall be provided with suitable fittings to effect watertight junctions. The connections shall be self-draining and shall be effected by durable, noncollapsible, corrosion- and weather-resistant semirigid or rigid pipe. Such pipe shall be plastic, copper or iron of suitable diameter [at least three (3) inches] to fit the drain outlet of the mobile home and the riser.
- (4) The park management shall maintain spare connectors and appropriate fittings in good repair, to be used when privately owned connectors do not meet the requirements of this regulation.

C. Sewer line and appurtenances. Sewer lines and appurtenances in a mobile home park shall be laid in accordance with the following requirements:

- (1) Minimum size: six (6) inches (except a building sewer).
- (2) Pipe sizes and grades shall conform to the following:

Grade Pipe Size (inches)	Minimum Grade
6	0.65%
8	0.40%
10	0.29%
12	0.22%

- (3) **Construction.** All sewer line joints, sewer connections and manholes shall be watertight and shall comply with all state and local laws and regulations.
- (4) **Manholes.** Manholes shall be provided at the upper end of each sewer line; at intersections; at changes in grade, size or alignment; and at intervals of not more than four hundred (400) feet.
- (5) **Protection of water supplies.**
 - (a) Water mains and sewers generally shall be separated by a horizontal distance of ten (10) feet. If such lateral separation is not possible, the water and sewer pipes shall be in separate trenches, with the sewer at least eighteen (18) inches below the bottom of the water main; or with such other separation as is approved by the New Jersey State Department of Health. At crossings of sewers and water mains, the sewer shall be at least eighteen (18) inches below the bottom of the water main.
 - (b) Where the requirements of Subsection C(5)(a) above cannot be met, the sewer shall be constructed of cast-iron pipe with mechanical or slip-on joints or hot-poured lead joints for a distance of at least ten (10) feet on either side of the crossing; or other suitable protection, as approved by the Department, shall be provided.
 - (c) Any sewer which is within one hundred (100) feet of a well shall be of steel, reinforced concrete, cast iron or other suitable material; shall be properly protected; shall be of completely watertight construction; and shall be tested for watertightness after installation.

D. Approval of sewerage facilities.

- (1) The plans for the proposed sewerage facilities of a mobile home park, including the sewer and appurtenances and sewage treatment and disposal

facilities, shall be approved by the State Department of Health and Township Engineer prior to installation of said facilities.

- (2) Where sewage disposal is to be effected by subsurface means, the facilities shall be designed and constructed in accordance with the requirements of Standards for the Construction of Sewerage Facilities for Realty Improvements promulgated by the State Commissioner of Health.
- (3) Where sewage disposal is to be effected by means of a wastewater treatment plant discharging a treated effluent into the waters of this state, such wastewater treatment plant shall be designed and constructed in accordance with the Rules and Regulations for Preparation and Submission of Plans for Sewer Systems and Wastewater Treatment Plants established by the New Jersey State Department of Health.
- (4) Subsurface sewage disposal systems or a wastewater treatment plant to serve the mobile home park shall not be approved where a sanitary sewer is available within one hundred (100) feet of the boundary of the mobile home park.

E. Storm drainage. Sanitary sewers shall be separate and apart from any stormwater drainage system. All streets shall be provided with sufficient catch basins, storm sewers, culverts and other drainage appurtenances for the proper drainage of the area in the light of existing and future conditions, with final disposition to an existing natural watercourse of adequate capacity for said purpose. Storm drains shall be constructed of reinforced concrete pipes conforming to the requirements of the Standard Specifications for Reinforced Culvert Pipes ASTM Designations C-76 of the year of last revision. Storm drainage features shall be based on a ten-year-frequency curve, and said drainage facilities shall in all respects be subject to approval of the Township Engineer.

§ 56-6. Refuse: storage, collection and disposal.

- A. General.** The storage and collection of refuse shall be so managed as to prevent health hazards, rodent harborage, insect breeding, accident hazards or air pollution.
- B. Refuse containers.** All refuse shall be stored in durable, flytight, watertight and rodentproof containers.
- C. Facilities for container location.** Each mobile home lot or each centralized location for refuse containers shall be provided with one (1) of the following:
 - (1)** A slab of impervious material large enough to accommodate the number of containers provided.
 - (2)** A rack or holder of a type approved by the park management providing at least six (6) inches of clear space beneath, or a cart providing at least four (4) inches of clear space beneath.
 - (3)** A properly protected container in an underground storage installation.
- O. Collection.** Refuse shall be collected at least twice weekly.

§ 56-7. Electricity.

- A. Power.** Every mobile home park shall be equipped with electrical power. All wiring shall be underground.
- B. Approval.** Electrical systems and equipment installed in mobile home parks shall be approved by Underwriters' Laboratories or other recognized agency having jurisdiction.
- C. Protection.** All metal parts of a mobile home shall be adequately grounded.

§ 56-8. Fuel, flammable liquids and gases.

- A. Storage and handling of fuel, oil and flammable liquids.** The handling and storage of gasoline, fuel oil or other

flammable liquids shall be in compliance with the pertinent standards of the National Board of Fire Underwriters' Pamphlet No. 30.

- B. Storage and handling of liquefied petroleum gases. The handling and storage of liquefied petroleum gases shall be in compliance with the applicable rules and regulations of the New Jersey State Department of Law and Public Safety, Division of State Police.

§ 56-9. Administration.

- A. Renewal licenses. Licenses for the renewal of mobile home park licenses previously issued to an applicant shall be issued upon consultation by the municipal agencies required in the case of original applications and public hearing, if it shall appear that the proposed mobile home park conforms to this ordinance and the design standards herein set forth, upon payment of the fees herein required. Application for a renewal license shall be made by filing of four (4) copies of a written application signed by the person, firm or corporation seeking a renewal license, which shall contain the following information and be accompanied by the following statements:

- (1) The application shall set forth the name and address of the owner of the mobile home park and, if there has been a change in ownership, shall so state. If the mobile home park is owned by a corporation, the renewal application shall state the names and addresses of the owners of ten percent (10%) or more of the issued outstanding capital stock of the said corporation and, in the event of a change in ownership of ten percent (10%) of the issued outstanding stock of any such corporation, such change in ownership shall also be noted.
- (2) The application shall set forth any changes in the mobile home park with respect to matters set forth in the last application and shall contain all data required with respect to an original application concerning any

said changes, unless such changes have been previously approved.

- B. Approval to operate. Mobile home parks shall not be operated by any person until the governing body has given formal approval therefor by issuance of an appropriate license or permit. This license or permit shall be displayed in a conspicuous place on the premises where it can easily be observed. No person shall operate a mobile home park whose license therefor is suspended.
- C. Suspension of license or permit to operate. The license or permit of any person to operate a mobile home park may be suspended at any time for good cause by the governing body upon ten (10) days' notice, in writing, after due hearing. The person whose license or permit has been suspended, or his representative in charge of the mobile home park, shall, at the time of such license for suspension be informed why the license or permit to operate the mobile home park is suspended, the reason for such action and the remedial action to be taken before the suspension may be lifted. Application for reinstatement of such license may be made any time thereafter and may be granted upon satisfactory proof of remedial action.

§ 56-10. Alteration.

- A. Application for approval. Applications for approval of plans and specifications for modifications, alterations, extension or expansion of a licensed mobile home park shall be made to the governing body before work is commenced thereon, and no such facility shall be put in use without the approval of the Township of Barnegat.
- B. Procedure. Duplicate copies of all applications filed by the park management with the State Department of Health for permission to make such alterations, as well as copies of all plans and specifications accom-

panying said applications and certified copies of all approvals and permits issued by said Department, shall be filed with said applications. If the documents submitted to the Department do not set forth data and details required by the more restrictive provisions of this ordinance, additional plans and specifications showing the same shall be submitted. If the governing body finds that such applications meet the requirements of this ordinance, it shall issue an approval for the work upon such reasonable terms and conditions as it shall deem appropriate, including inspection and approval by the Township Engineer. No new mobile home space shall be put in use until its construction has received final approval, after site plan approval by the

Barnegat Township Planning Board. [Amended 12-13-76 by Ord. No. 1976-32]

§ 5641. Operation; fees.

- A. Register. Every person holding a license for the operation of a mobile home park shall keep and maintain, or cause to be kept and maintained, a register in which shall be inscribed the true name and address of each and every person parking a mobile home at said mobile home park or leasing a mobile home or mobile home space at said park; the serial number of the mobile home; the date of arrival and date of departure; the age, name and last permanent address of the owner of the mobile home; and the numbered space in the mobile home park occupied by said mobile home. Said register shall be at all times open for inspection by a member of the Police Department of the Township of Barnegat or by the Sanitary Inspector of the Board of Health.
- B. License and registration fee. Every person, firm or corporation obtaining a license as hereinabove provided shall pay to the Township of Barnegat a license fee of two hundred fifty dollars (\$250.) per year for each mobile home park which shall be due at the time of the

license renewal. [Amended 2-2-81 by Ord. No. 1981-3; 11-4-91 by Ord. No. 1991-40; 8-19-96 by Ord. No. 1996-41]

(1) Sanitation collection fee. When a licensed mobile home park is extended sanitation service by the Township of Barnegat an additional fee shall be assessed of ten dollars and fifty cents (\$10.50) per calendar month for each mobile home in said mobile home park during said month, payable to the Township of Barnegat, within ten (10) days of the following month of registration with said mobile home park. [Added 11-4-91 by Ord. No. 1991-40]

C. Purpose of fees. The license fees herein imposed are imposed partly for the purpose of raising revenue.

D. Information for Township Clerk.

(1) Every person holding a license for the operation of a mobile home park shall file with the Township Clerk

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not later than January 1 of each year a report setting forth the following:

- (a) The name, business and residence addresses and telephone numbers of the holder of the license or, if the holder thereof is a corporation, the name, business and residence addresses and telephone numbers of the officers of the corporation and of the principal of the mobile home park.
 - (b) The name, business and residence addresses and telephone numbers of the person in charge of the supervision and operation of the water system.
 - (c) The name, business and residence addresses and telephone numbers of the person in charge of the supervision and operation of the sewerage system.
 - (d) The name, business and residence addresses and telephone numbers of the person in charge of the maintenance of the roads and streets in the mobile home park.
- (2) In the event that there is any change in the identity of any of the persons aforementioned, notice of such change shall be filed with the Township Clerk within forty-eight (48) hours from the date of such change.
- E. [Amended 2-5-90 by Ord. No. 1990-3] Notice to maintain facilities and road. The holder of the license shall cause all facilities to be maintained in good operating order. Failure to comply with such requirements for maintenance or repair within twenty-four (24) hours after notice by the municipality to the holders of the license which are the persons specified above with respect to any maintenance or repairs within the jurisdiction of such person shall constitute a violation of this chapter,
- (1) Snow and ice removal. The holder of the license shall clear any private street or roadway within the mobile home park to remove all snow and ice from any road or street within twelve (12) hours of daylight after the same shall fall and be formed thereon.

§ 56-12. Violation and penalties.

- A. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction, be subject to a fine not to exceed one thousand dollars (\$1,000.) or by imprisonment for a period of not to exceed ninety (90) days, or by both such fine and such imprisonment. [Amended 2-5-90 by Ord. No. 1990-3]

§ 56-13. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed only to the extent of such inconsistency.

§ 56-14. Severability.

If any word, phrase, clause, section or provision of this ordinance shall be found by any court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section or provision shall be severable from the balance of the ordinance, and the remainder of the ordinance shall remain in full force and effect.

§ 56-15. When effective.

This ordinance shall take effect upon final passage and publication according to law.