

TOWN OF SHARON
ORDINANCE 20

AN ORDINANCE TO REGULATE MOBILE HOMES

WHEREAS, it has become necessary to amend this ordinance to clarify the rules for placement of mobile homes within the town limits of The Town of Sharon: and

WHEREAS, this revision will incorporate and/or nullify all previous ordinances and amendments regarding regulating mobile homes;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Sharon in Council duly assembled this 16th day of March 2011, that each and every person, firm, company, or corporation building, erecting, installing, or placing a mobile home, locating or relocating a mobile home in the Town of Sharon shall comply with the following:

1. That anyone wishing to place a mobile home within the town limits shall be required to obtain a permit letter form the Town of Sharon before commencing; and
2. That before a permit letter can be issued by the Town, the person applying for the permit must present evidence satisfactory to the Town that the placement will comply with all state, county and town ordinances, laws, and regulations; and
3. That any new or used mobile home, whether it be used for a home or a business, and shall require a septic tank, must be placed on a lot that contains a minimum of one acre with a one-hundred-feet (100') frontage on a public-maintained street for each dwelling or building and there shall not be more than one dwelling or building and septic tank per acre; and
4. That the mobile home must be set back from the street a minimum of fifty feet (50'), a minimum of ten feet (10') from each side lot line, and a minimum of fifteen feet (15') from the rear lot line; and
5. That the mobile home must be either on the town water supply or provided water by individual well with an individual septic tank, if it is to be used for human habitation; and
6. That all mobile homes, single, or double-wide, must be underpinned and tied down with metal straps to afford protection in windstorms; and
7. That it shall be unlawful for any person to place, maintain, install, erect, locate or relocate any mobile home, either single or double-wide, within the Town of Sharon except as set forth above; and

8. That any person violating the provisions of this ordinance shall, upon conviction, plea of guilty, or forfeiture of bail, be punished by a fine not exceeding two hundred dollars (\$200.00) or imprisonment for not more than thirty (30) days within the discretion of the trial official. This ordinance shall be enforced by the York County Sheriff's Office.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Sharon, in council duly assembled this 16th day of March 2011, that these amendments be hereby adopted for the Town of Sharon to be effective on the 16th day of March 2011.