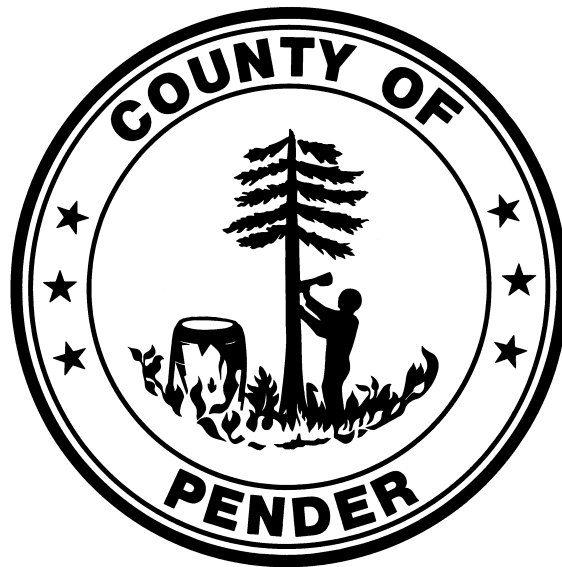


PENDER COUNTY
**MOBILE HOME AND TRAVEL TRAILER PARK
ORDINANCE**



ORIGINAL ORDINANCE ADOPTED OCTOBER 1, 1984

CURRENT ORDINANCE ADOPTED JANUARY 22, 1991

REVISIONS AS APPROVED, DECEMBER 17, 2001

(Sections Revised Are Shown In Italics)

MOBILE HOME AND TRAVEL TRAILER PARK ORDINANCE

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MOBILE HOME AND TRAVEL PARK ORDINANCE
Pender County, North Carolina

PURPOSE

The purpose of this ordinance is to regulate and guide the placement of and the establishment of mobile home *and travel trailer* parks in order to promote the public health, safety, and general welfare of the citizens of Pender County, North Carolina. This ordinance is designed to accomplish the following specific objectives: (1) to further the orderly layout of *such* parks; (2) to secure safety from fire, panic, and other dangers; (3) to provide adequate light and air; and (4) to insure that facilities for transportation, parking, water supply, sewage, and recreation are provided for mobile home park residents.

ARTICLE I - JURISDICTION

These regulations shall govern the placement of and the establishment of each and every new mobile home *and travel trailer* park and the alteration or expansion of existing parks lying within the jurisdiction of Pender County.

ARTICLE II - AUTHORITY

Pender County hereby exercises its authority to adopt and enforce a mobile home park ordinance under the provisions granted by the North Carolina General Statute 153A-121.

ARTICLE III - SHORT TITLE

This ordinance shall be known as the Mobile Home and Travel Trailer Park Ordinance, Pender County, North Carolina.

ARTICLE IV - DEFINITIONS OF TERMS

Unless otherwise stated the following words shall, for the purpose of this ordinance, have the meaning herein indicated. Words used in the present tense include the future. The word shall is mandatory, not directory.

1. Automobile, Abandoned: A motor vehicle which is left on private property without the consent of the owner, occupant, or lessee of the property.
2. Automobile, Junked: A motor vehicle that is (1) partially dismantled or wrecked; or (2) cannot be self-propelled or moved in the manner in which it was originally intended to move.
3. Community or Public Sewer System: Shall mean any sewage system as determined by local or state health agencies.
4. Community or Public Water Supply System: Means a water system serving fifteen or more mobile homes, thereby requiring approval by the State Division of Health Services.

5. Construction Permit: Permits issued by the *Planning & Inspection* Departments in accordance with the approved preliminary plan.
6. County: Shall mean Pender County, North Carolina.
7. County Commissioners: Shall mean the Board of Commissioners of Pender County, North Carolina.
8. Customary Accessory Building or Utility Building: Means a building which is used for storage by the mobile home resident.
9. Developer: Any person, firm, trust, partnership, association, or corporation engaged in development, or proposed development, of a mobile home or *travel trailer* park.
10. Health Officer: Shall mean the director of the County Health Department or his authorized representative.
11. Mobile Home: A movable or portable dwelling over 32 feet in length and over 8 feet wide, constructed to be towed on its own chassis and designed without a permanent foundation for year-round occupancy, which includes one or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or of two or more units separately towable but designed to be joined into one integral unit, and not complying with the N.C. State Uniform Residential Building Code.
12. Mobile Home Lot: A piece of land within a mobile home park whose boundaries are delineated in accordance with the requirements of the ordinance, and that is designed and improved in accordance with the requirements of the ordinance to accommodate a single mobile home.
13. Mobile Home Park: A tract of land consisting of at least 10 acres upon which at least 10 mobile home spaces are provided for lease or rental. However, property owners may rent or lease up to 2 spaces in compliance with the Pender County Zoning Ordinance RA District requirements without having to comply with this ordinance.
14. Mobile Home Stand or Pad: That portion of the mobile home space designed for and used as the area occupied by the mobile home.
15. Operator: Shall mean the person responsible for the operation of a mobile home park.
16. Ordinance and Regulations: Shall mean the Mobile Home and Travel Trailer Park Ordinance of Pender County, North Carolina.
17. Planning Director: Shall mean the Planning Director of Pender County, North Carolina.
18. Rental Mobile Homes: Mobile homes that are available on a rental or lease basis.
19. Residential Sewage Disposal System: Means a system serving a mobile home and approved by the Health Officer.

20. Shall: When used in this ordinance, it is intended to indicate a mandatory requirement.
21. Travel Trailer: A wheeled vehicular portable structure built on a chassis designed to be used as a temporary dwelling for travel and/or recreational purposes, including but not limited to structures mounted on auto or truck bodies that are commonly referred to as campers.
22. Travel Trailer Park: Shall mean any site or tract of land upon which are located a travel trailer *space or spaces* or land area required by this ordinance regardless of whether or not a charge is made for such service.

ARTICLE V - PLAN PREPARATION AND APPROVAL PROCEDURES

1. General: No person shall construct a mobile home park or travel trailer park or make any addition to a mobile home park or travel trailer park that either alters the number of sites for mobile homes or travel trailers within the park or affects the facilities required therein until *a special use permit has been approved as required under the Pender County Zoning Ordinance* and permits authorizing such construction or addition *have been obtained*. The construction or addition shall be in accordance with plans and specifications submitted with the application.
2. Sketch Plan: The developer may submit a sketch plan prior to submission of a detailed Preliminary plan to the County Planning Department. The Planning Department shall advise the developer of general compliance with the requirements of this ordinance. The sketch plan shall be drawn at a scale not *less than 1" = 200'* and shall contain such information as: name of park, owner's name and address, *surveyed boundaries of the property*, total acreage of the property *and area to be developed*, conceptual space layout street layout & cross sections, proposed drainage *plan, streams, boundary of flood hazard areas, wetlands, areas of environmental concern*, type and location of water and sewer facilities, zoning of the tract, existing land uses, *proposed uses on the property other than mobile home or camper spaces, general location & types of buildings, recreation, buffers & open space proposed*, and conservation areas *as indicated in the Pender County Land Use Plan*. *The sketch plan should be accompanied by a project description as required for a special use permit under the Pender County Zoning Ordinance which should also include a list of permits known to be required from other agencies for development of the project. The sketch plan as described above may be submitted as the project map as required for special use permit approval.*
3. Preliminary Plan: Following sketch plan review *and approval of the special use permit*, the developer shall have a surveyor prepare a preliminary plan at a scale of *not less than 1" = 200'*, *The preliminary plan shall generally conform to the conceptual design contained in the sketch plan, shall reflect applicable conditions contained in the special use permit*, and shall show the following information:
 - a. Name of park, developer name, *address and phone number*, scale, date, and tax *ID* number
 - b. Vicinity Map
 - c. Dimensions and bearings of exterior property lines

- d. Land contours and vertical intervals of not less than 2 feet
- e. Roads and easements in vicinity
- f. Spaces well defined and numbered
- g. All existing structures and proposed structures
- h. Road cross section details
- i. Water Source
- j. Sewage disposal designed to county or state specifications
- k. Surface and/or subsurface drainage plan
- l. Recreation areas
- m. Location of street lighting
- n. Responsibility for electric system design
- o. Location of 100 year flood line
- p. Location of conservation areas designated in the Land Use Plan
- q. Landscaping and screening requirements
- r. Adjoining property owners
- s. Sign location, setback and dimensions
- t. North arrow
- u. A soil map as determined by the Soil Conservation Service
- v. Existing structures and uses on adjacent properties
- w. Off-street parking, loading areas and their dimensions
- x. The location and dimensions of present and proposed park streets and adjacent highways
- y. Surveyor's or Engineer's *Seal and Signature*
- aa. *Other items shown on the sketch plan*
- bb. *Approval letters from appropriate agencies for sediment & erosion control, storm water, CAMA and utility plans shall be submitted with the preliminary plat or prior to construction permits being issued.*

Preliminary Plan Approval: *Three copies of the preliminary plan, a copy of other information & approvals noted for preliminary plans and in the special use permit shall be submitted to the Planning Director. Upon receipt of the completed preliminary plan, and other required material, the Planning Director shall approve or disapprove the preliminary plan within 10 days.*

- a. If the preliminary plan is approved, approval shall be noted on the plan. One print of the plan shall be transmitted to the applicant and another print shall be retained by the Planning Department.
 - b. When a preliminary plan is disapproved, the Planning Director shall specify the reasons for such action in writing and *the developer may then make the recommended changes and submit a revised preliminary plan, or appeal the disapproval to the Board of County Commissioners within 30 days of notice of disapproval.*
4. Construction: If the preliminary plan is approved, the developer may obtain the required development permits and then proceed with construction of the park and installation of improvements.
 5. Final Site Development Plan: After preliminary plan approval and after the developer has constructed the park in accordance with the requirements of this ordinance, the developer shall prepare a final site development *plan*. This *plan* shall show all improvements, *facilities, amenities, information & mobile home or camper spaces shown on the preliminary plan and shall conform generally to the preliminary plan. Upon receipt of the completed final plan the Planning Director shall approve or disapprove the plan within 10 days. Upon approval the plan shall be signed and a copy provided to the developer. If the plan is not approved the developer shall be given written notice and may appeal the decision to the Pender County Board of Commissioners within 30 days of notice. Approval of the final plan will authorize the developer to place mobile homes or campers in the park.*

ARTICLE VI - ISSUANCE OF CONSTRUCTION PERMITS AND CERTIFICATE OF OCCUPANCY

1. Issuance: Construction & zoning permits shall be issued for the park by the *Planning Department & Inspections Department* in accordance with the approved preliminary plan. No construction permits shall be issued by the Inspections Department, until the Planning Director has issued a Zoning permit for the project.
2. Occupancy: No mobile home *or camper* space shall be occupied until all improvements have been completed for the phase of the park under review and a final site development plan for that phase has been signed by the Planning Director. Required improvements shall include, but not be limited to: installation of water and sewer systems, installation of roads, electric systems and street lighting, recreation area development, *facilities shown on the approved preliminary plan* and marked spaces. A field inspection by the appropriate inspection officials shall be conducted to verify the installation of required improvements.

ARTICLE VII - SPECIFICATIONS FOR MOBILE HOME PARKS

1. General: All mobile home parks proposed for development after the effective date of this ordinance shall be subject to the following design requirements:
2. Minimum Design Requirements:
 - a. Every mobile home park shall be at least 10 acres in size.
 - b. The amount of land for each mobile home space utilizing individual septic tank systems shall be determined by the Pender County Health Department after an investigation of soil conditions, the proposed method of sewage disposal, and proposed water system. However, in no case shall the size of a mobile home space be less than 10,000 square feet with community water and sewer, 15,000 square feet with central or private community well and individual septic tanks, 20,000 square feet with individual well and individual septic tank.
 - c. Mobile Home Parks may be located in the 100 year Flood Plain if they are in compliance with the Pender County Flood Control Ordinance.
 - d. Parking shall be provided off-street at a ratio of 2 parking spaces per mobile home space and shall be setback so that no vehicle shall be closer than 10 feet from the roadway surface.
 - e. Space Requirements:

Each mobile home space shall be at least 70 feet wide at the front line of the mobile home. There shall be at least 20 feet of clearance between mobile homes including ones parked end-to-end. No mobile home shall be located closer than 20 feet to any exterior property boundary. The mobile home shall be setback a minimum of 25 feet from the street right-of-way.

Each plan shall show the dimensions and square feet of each lot.

- f. Road Improvements:

All roads in any park may be paved or unpaved. Each road surface *in and providing access to the park* shall be at least 18 feet in width *with an all weather surface* and shall be generally centered in a right-of-way not less than 30 feet in width. The park shall have access to a publicly maintained street or highway.

1. Each mobile home space shall abut on an improved interior road.
2. No mobile home space, however, shall have direct access to a public street or thoroughfare.
3. Every street shall have a reserved strip 6 feet wide running parallel and adjacent to each side of the paved surface. This strip shall be used for driveways, walkways, grass, low-growing vegetative cover or utility right-of-way and must be seeded.

4. Unless unusual topography or configuration of property lines dictate otherwise, cul-de-sacs shall not exceed 1,000 feet in length with a minimum turnaround of 80 feet in diameter and an improved surface radius of 35 feet.

5. All streets will be appropriately identified with street name signs as applicable.

6. Roads *within and providing access to the park* shall be properly maintained with an all weather surface which will provide all weather access to all mobile home spaces without the use of a specialized vehicles.

g. Lot Identification:

All spaces shall be permanently identified by permanent markers or monuments *The permanent monuments or markers shall be placed at a minimum, at the front corners of the spaces and be maintained continuously so as to be visible. The location of the monuments shall be shown on the final site plan. When permanent addresses have been issued by Emergency Management, they shall be posted as required in the Pender County Street Naming Ordinance. When addresses are not issued, lots numbers shall be posted as required for street addresses.*

: h. Signage:

Permanent identification signs for the park may be allowed provided:

1. The sign may be illuminated and shall not exceed 32 square feet in area. All illuminated signs shall comply fully with Section 15.16 of the Pender County Zoning Ordinance.

2. The sign shall be located on private property and at least 10 feet from any public right-of-way and at least 20 feet from any dwelling unit.

i. Street Lights:

A lighting system consisting of electric lamps with 200 foot spacing or as specified in Power Company standards shall be provided. Pole mounted lights shall be setback 5 feet from the edge of the roadway surface. Lighting intensity shall be based on the standards used by the Power Company for candlepower at ground level.

j. Refuse Collection:

Park owners shall make arrangements for a private vendor or other source to collect refuse, either from individual spaces or from centrally located dumpster sites. All dumpster locations are to be fenced and screened from view. Individual refuse receptacles shall be waterproof and rodent proof.

k. Sewage Disposal:

All parks are to be provided with a sewage collection system and/or septic tanks, approved by the appropriate health agency. If a centralized sewer system is to be used,

it shall meet the requirements of the Pender County Health Department or appropriate state agencies.

l. Water Supply:

All parks shall obtain water from a public source or a source as approved by the local Board of Health or appropriate state health agency.

m. Utilities:

Each space shall be equipped with water, sewer and electrical connections.

n. Mobile Home Set Up and Anchorage:

Each mobile home shall be set up and anchored in accordance with the North Carolina Uniform Standards Code for Mobile Homes. (Chapter 143, Article 9A of the North Carolina General Statutes)

o. Permitted Uses:

Within a mobile home park, one *structure* may be used as an administrative office. *All* administrative and service buildings, housing sanitation and laundry facilities or any other such facilities shall comply with all applicable ordinances, codes and statutes including buildings, electrical, plumbing, and sanitation *codes and rules*.

Convenience establishments of a commercial nature, including food stores, coin operated laundries and dry cleaning establishments, laundry and dry cleaning pickup stations, beauty parlors, and barber shops may be permitted in mobile home parks subject to the following restrictions:

1. Such establishments shall be located, intended and designed to serve only the trade or service needs of persons residing in the park.
2. Such establishments shall be subordinate to the residential use and character of the park.
3. Off-street parking for commercial establishments shall be provided at a ratio of 1 space for every 400 square feet of gross floor area.
4. Such establishments shall present no visible evidence of their commercial character from any portion of any residential district outside the park. Commercial establishments other than a coin operated laundry shall be limited to 500 square feet of gross floor area for parks having less than 75 occupied mobile home spaces. Commercial establishments in parks having more than 75 occupied spaces shall be limited to 1,000 square feet of gross floor area. Parks that decrease their occupied spaces to less than 75 for a period of 12 months shall be required to decrease the amount of gross floor area for commercial establishments to 500 square feet.
5. Vehicular access to such establishments shall be from interior streets.

6. Signs serving such establishments inside the mobile home park shall be limited to 20 square feet in area, non-illuminated, and shall be attached to the establishment.

All service buildings, commercial structures, and the grounds of the park shall be maintained in a clean condition and kept free from any condition that will menace the health of any occupant of the park or constitute a nuisance.

Travel trailers are not *permitted to be set up for use or connected to any utilities within a mobile home park. Travel Trailers will be permitted to be stored in an area approved for such use and shown on the approved Final Development Plan.*

- p. Landscaping and Screening Requirements shall follow Article IX Requirements.
- q. *Open space and/or recreation areas equaling 15% of the total development area shall be required to be reserved. Such areas shall be accessible by all occupants of the park. Wetlands and Flood Prone areas maybe included in the required open space area unless the Board of Commissioners determine at the time of approval of the special use permit, that such areas are not useable for open space or recreation purposes. The park owner is responsible for the development and maintenance of all open space/recreation areas.*
- r. Abandoned or inoperative motor vehicles shall not be allowed in any mobile home park.

ARTICLE VIII - TRAVEL TRAILER PARK SPECIFICATIONS

1. Every travel trailer park shall contain at least 15 spaces. *Travel trailer parks with no less than five spaces may be approved under a special use permit, when the use of the park is in conjunction with special events only and is an integral accessory use to a permitted principal recreational type use and the site upon which the uses are located contains at least five acres.*
2. Every space shall consist of a minimum area of 2,000 square feet.
3. Parking spaces sufficient to accommodate at least 1 motor and camping vehicle shall be constructed within each space. No more than 1 camping vehicle may be parked on any space.
4. All spaces developed adjacent to a public street shall be set back a minimum of 25 feet from the street right-of-way.
5. All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site for travel trailers and to provide adequate drainage away from the space.
6. The park shall have well maintained roads that directly abut each space *and that provide access to a publicly maintained road. All road travel surfaces shall be constructed of all weather material and shall be 16 feet wide. Roads within the park shall have a designated right-of-way of 24 ft.*
7. No space shall have direct vehicular access to a public road.

8. The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
9. Cul-de-sacs or dead end roads shall not exceed 1,000 feet in length measured from the entrance to the center of the turnaround. Any road designed to be permanently closed shall have a turnaround at the closed end with a minimum right-of-way diameter of 80 feet.
10. The park *shall provide* access to a publicly *maintained* road.
11. Each park shall have a central structure or structures that will provide separate toilet facilities for both sexes. This structure may also contain a retail sales counter and/or coin operated machine for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.
12. No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable health department regulations. No bathing area shall be used without the approval of the Pender County Health Department.
13. Not more than 2 signs with a total area of not more than 32 square feet for each sign may be permitted. Signs shall be located on park property, but no closer than 10 feet to any property line and road right-of-way. Only indirect non-flashing lighting may be used for illumination and the sign must be constructed in such a manner as to prevent a direct view of the light source from any public right-of-way.
14. All toilet, shower, lavatory, and laundry facilities shall be provided and maintained in clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All toilet, shower, lavatory, and laundry room facilities shall be acceptable to the Pender County Health Department and shall be in conformity with all county codes. All buildings shall be constructed in accordance with the building codes of the county.
15. A safe, adequate, and conveniently located water supply *and connection* must be provided for each park *space*. No water supply shall be installed, altered, or used without the approval of the Pender County Health Department.
16. Sewage dumping stations shall be approved by the Pender County Health Department. At least one(1) sewage dumping station shall be provided in each park, and *a sewer connection shall be provided for each camper space*. No method of sewage disposal shall be installed, altered, or used, without the approval of the Pender County Health Department. All sewage wastes from each park, including wastes from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water using appliances not herein mentioned, shall be piped into the park's sewage disposal system or systems.
The park owner is responsible for refuse collection. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution. All refuse shall be stored in conveniently located leak-proof, rodent-proof containers with tight-fitting lids. One such can with a capacity of at least 30 gallons shall be provided for every 2 spaces. Garbage cans shall be located no farther than 100 feet from any trailer/camping space.

17. Each park shall provide open space/*recreation* areas to serve the needs of the anticipated users. Open space and/or recreation areas equaling 15% of the total development area shall be required to be reserved. Such areas shall be accessible by all occupants of the park. Wetlands and Flood Prone areas maybe included in the required open space area unless the Board of Commissioners determine at the time of approval of the special use permit, that such areas are not useable for open space or recreation purposes. The park owner is responsible for the development and maintenance of all open space/*recreation* areas.
18. It shall be unlawful for a person to park or store a mobile home in a travel trailer park. However, 1 mobile home may be allowed within a travel trailer park to be used as an office and/or residence of persons responsible for the operation and maintenance of the travel trailer park.
19. *Abandoned or inoperative motor vehicles shall not be allowed ~~on~~ in any travel trailer park.*
20. *The Board of County Commissioners may exercise discretion to provide flexibility in design of "tent only sites" within a Travel Trailer Park. The conditions designated for such sites and contained in the Special Use Permit shall apply, otherwise such spaces shall be subject to all requirements of Travel Trailer Sites.*

ARTICLE IX - LANDSCAPING, SCREENING, AND BUFFER REQUIREMENTS

1. Intent: Landscaping, screening, and buffer requirements are established to improve the appearance of mobile home and travel trailer parks; to protect, preserve and promote the character and value of *all* properties; and to promote the public health, safety and welfare through the reduction of noise pollution, air pollution, storm water runoff, and glare. *Buffers for Mobile Home and Travel Trailer Parks shall be as required for Mobile Home Parks in Section 16 of the Pender County Zoning Ordinance. Fencing may be required as a condition of the special use permit. Existing natural vegetation may be utilized for required buffers when it meets the specifications required. Buffers must be maintained for the term of the project. All areas of the park that are disturbed shall be stabilized and maintained with an all weather material or seeded or planted with vegetation and maintained with a 98% coverage to prevent on or off site erosion.*

A Certificate of Occupancy shall *not* be issued until the landscaping is completed as certified by an on-site inspection by the Planning Director unless a performance bond or other acceptable guarantee of improvements has been posted.

ARTICLE X - REGISTRATION

The operator of a mobile home and/or travel trailer park shall keep an accurate register containing a list and description of all mobile homes and travel trailers located in the park and the owner thereof. The operator shall keep the register available at all times for inspection by law enforcement officials, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register shall contain the following information:

1. Name and address of the owner of each *mobile home and camper* in each space of the park, along with a license, registration or serial number and detailed description of each mobile home or camper.
2. Date each *mobile home or camper* entered and/or left the park.
3. The name and address of each known occupant of any mobile home or camper if other than the owner.

Pursuant to N.C.G.S. 105-316, a copy of the above described register which accurately reflects the tenants in the park as of January 1st of each year shall be forwarded to the Tax Supervisor of Pender County, no later than January 15th of each year. A mobile home shall not be moved or relocated unless a Tax permit as required under NCGS 105-316.1 has been obtained from the Pender County Tax Office.

ARTICLE XI - PHASING OF PROJECT

All proposed mobile home and travel trailer parks under this ordinance will be allowed to develop the park in phases.

Included on the preliminary map will be the sections of the park to be developed and completed *in phases*. The completion of a phase shall include installation of septic tanks, roads, installation of wells, erosion control, landscaping, screening and *other improvements shown on the preliminary plat and special use permit*. In no case, however, shall any phase be less than 25% of the park.

All phases of a park shall be completed within three years of receiving the initial zoning permit for development or the special use permit approval shall be void for the unfinished phases.

No Certificate of Completion shall be given to a park developer until all *improvements* for lots in the particular phase under development are completed.

ARTICLE XII - AMENDMENTS

1. Amending the Ordinance: The provisions of this ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the County Commissioners.
2. Procedure: The Planning Board shall consider and make recommendations to the County Commissioners concerning each proposed amendment. No amendment shall be adopted by the County Commissioners until after public notice and hearing. Before taking such lawful action as it may deem advisable, the County Commissioners shall consider the Planning Board's recommendation on each proposed amendment. If no recommendation is received from the Planning Board within 30 days after the public hearing, the proposed amendment shall be deemed to have been approved by the Planning Board.

ARTICLE XIII - LEGAL PROVISIONS

1. Provisions of Ordinance Declared to be Minimum Requirements: The provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the

public health, safety, morals or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted regulations, the most restrictive or that imposing the higher standards shall govern.

2. Complaints Regarding Violations: Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Inspections Director or *Zoning Administrator*. Each such complaint, *shall be investigated*, and action *taken* thereon as provided by this ordinance.
3. Enforcement of Ordinance: This ordinance may be enforced by any one or more of the remedies authorized by General Statutes 153A-123, including but not limited to the following:
 - a. Violation of this ordinance is a misdemeanor as provided by General Statutes 14-4 as amended, which specified punishment by a maximum fine of \$50.00 or imprisonment for not more than 30 days.
 - b. Violation of this ordinance subjects the offender to a civil penalty of \$50.00, to be recovered by the county in a civil action in the nature of debt, if the offender does not pay the penalty to the County Finance Office within 10 days after the offender has been cited for a violation.
 - c. This ordinance may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction.
 - d. This ordinance may be enforced by injunction, order of abatement, or both as provided in General Statutes 153A-123 (e).
 - e. Each day's continuing violation of this ordinance is a separate and distinct offense.
4. Separability Clause: Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.
6. Applicability: All existing parks that do not meet the requirements of *this ordinance* will not be allowed to expand beyond their current size unless the expansion is in compliance with this ordinance. *Any development that has a Final Site Development Plan approved under the Mobile Home & Travel Trailer Park Ordinance adopted January 22, 1991, and that plan is in compliance with "Article V, 6., Final Site Development Plan" of that ordinance, will have 180 days to obtain a zoning & construction permit for any previously approved expansion. If the construction permits for the expansion have not been approved during that period, the expansion must comply with the requirements of this ordinance.*
6. Effective Date: This ordinance will become effective upon its passage on January 22, 1991.
7. *Amendments adopted December 17, 2001.*