

AN ORDINANCE to protect the health and welfare of the inhabitant of Mardela Springs by regulating the location and use of trailers and mobile homes used as places of habitation within the corporate limits of the Town of Mardela Springs, by providing for the inspection of said trailers and/or mobile homes, regulation of their use and the payment a license fee to Commissioners of Mardela Springs for the use of said trailers and/or mobile homes, and providing penalties for the violation of the provisions hereof.

Section 1. BE IT ORDAINED AND ENACTED BY COMMISSIONERS OF MARDELA SPRINGS, that in order to protect the health and general welfare of the inhabitants of Mardela Springs, a license fee, as hereinafter set forth is hereby established for the occupation of all trailers and/or mobile homes used as places of habitation within the corporate limits of Mardela Springs.

(a) The owner or owners of each trailer and/or mobile home now or hereafter used as a place of habitation within the corporate limits of Mardela Springs shall pay a license fee of Twenty Five Dollars (\$25.00) per annum. All trailer and/or mobile home licenses issued under this ordinance shall expire on the 30th day of June succeeding the date of issuance of said license. The sum of Twenty Five Dollars (\$25.00) shall be collected for licenses issued before January 1st of any license year hereafter. The sum of Twelve Dollars and Fifty Cents (\$12.50) shall be collected for licenses issued on or after January 1st of any license year hereafter.

(b) The trailer and/or mobile home licenses required by this ordinance shall be issued by the Treasurer of Commissioners of Mardela Springs and payment for said licenses shall be made to the said Treasurer of Commissioners of Mardela Springs.

(c) No trailer and/or mobile home license shall be issued to any person not providing proper sanitary and water facilities in connection with the occupation of said trailer and/or mobile home as a place of habitation and no sanitary and water facilities shall be deemed proper unless they shall be completely independent of and separate and apart from any sanitary and water facilities used by any other place of business or habitation.

(d) Any person desiring to use a trailer and/or mobile home as a place of habitation within the corporate limits of the Town of Mardela Springs shall first make application to the Treasurer of Commissioners of Mardela Springs for a trailer and/or mobile home license. Such application shall be made on forms to be supplied by Commissioners of Mardela Springs and shall provide the following information:

- (1) The name and address of the applicant;
- (2) The number of persons who will occupy the trailer and/or mobile home;
- (3) The location of the premises to be occupied by the trailer and/or mobile home;
- (4) The name of the owner or owners of the premises together with the written consent of the owner or owners to its use as a trailer and/or mobile home site;
- (5) A diagram or plat of the premises to be used as a trailer and/or mobile home site showing the size thereof, the location of any other buildings thereon, and the proposed location of the trailer and/or mobile home thereon;
- (6) The names of all abutting property owners;
- (7) A description of the sanitary and water facilities to be used;
- (8) A statement that the applicant will not remove the wheels and undercarriage and place the trailer and/or mobile home upon a permanent foundation in an attempt to make the trailer part of the realty;

Each application shall be accompanied by an inspection and advertising fee of Thirty Dollars (\$30.00), which shall be credited as part of the license fee when and if issued, after deducting cost of inspection and advertising.

(e) The Treasurer of Commissioners of Mardela Springs shall cause to be published in one newspaper of general circulation published in Wicomico County a notice of public hearing on the application for a trailer and/or mobile home license which said notice shall contain the following information:

- (1) Name of applicant;
- (2) Proposed location of the trailer and/or mobile home;

- (3) Name of the owner or owners of the premises;
- (4) Date of hearing on the application;
- (5) A warning to all those having objections to the issuance of the trailer and/or mobile home license applied for to appear at the hearing.

Said notice shall be inserted once in said newspaper at least five (5) days prior to the date of the hearing. Hearings on applications for trailers and/or mobile homes shall be conducted at the regular meetings of Commissioners of Mardela Springs or at special meetings called for the purpose. After hearing any objections which are presented against the issuance of a trailer and/or mobile home license Commissioners of Mardela Springs shall either reject said application or authorize the Treasurer to issue the same. At the time of receiving an application for a trailer and/or mobile home license, the Treasurer shall refer the application to the Building Inspector who shall make an investigation to determine that the use of the trailer and/or mobile home as a place of habitation will not result in a nuisance dangerous to health. The Building Inspector shall report the results of his investigation to the Commissioners of Mardela Springs at or prior to the time of the public hearing on said application.

(f) No trailer and/or mobile home license shall be granted and issued by Commissioners of Mardela Springs unless the proposed location of said trailer and/or mobile home shall meet the following requirements in addition to such other requirements as may be set forth elsewhere herein:

(1) The trailer and/or mobile home shall be located no closer to the front line of the lot than the established building line, but in no event closer than forty (40) feet from the front lot line;

(2) The trailer and/or mobile home shall be located no closer than twenty (20) feet from any rear lot line;

(3) No trailer and/or mobile home shall be placed upon any lot containing another place of habitation or business unless said lot contains at least twenty-five thousand (25,000) square feet of land and said trailer and/or mobile home shall be located at least fifty

(50) feet from the other dwelling or business building on said lot;

(4) Said trailer and/or mobile home shall be placed on a lot or parcel of land where situate in such manner that the front of said trailer or mobile home parallels the street on which said lot or parcel of land is binding, thereby requiring said trailer or mobile home to be so placed that the length of same is parallel to and not perpendicular to said street;

(g) Each trailer and/or mobile home license issued under the provisions of this ordinance shall contain a statement that the licensee shall maintain the trailer and/or mobile home and premises upon which it is located in a neat and sanitary condition, that the licensee shall not remove the wheels and/or undercarriage of said trailer and/or mobile home and place it upon a permanent foundation, and shall abide by all rules, regulations and orders issued by proper authority affecting the occupation of trailers and/or mobile homes as places of habitation;

(h) Any trailer and/or mobile home licensee failing to maintain his trailer and/or mobile home and/or premises in a neat and sanitary manner may have his said license revoked by Commissioners of Mardela Springs;

(i) Any trailer and/or mobile home licensee removing or attempting to remove the wheels and undercarriage of any trailer and/or mobile home and placing or attempting to place said trailer and/or mobile home on a permanent foundation shall have his said license revoked by the Commissioners of Mardela Springs.

Section 2. AND BE IT FURTHER ENACTED AND ORDAINED BY COMMISSION OF MARDELA SPRINGS, that any person using a trailer and/or mobile home as a place of habitation within the corporate limits of Mardela Springs without having obtained a license therefor as provided by Section 1 of this ordinance or continuing to use a trailer and/or mobile home as a place of habitation after his trailer license and/or mobile home license has been revoked shall be deemed guilty of a misdemeanor and upon conviction therefor shall pay a fine of not less than Ten Dollars

(10.00) nor more than Fifty Dollars (\$50.00) and costs, and upon failure to pay such fine and costs shall stand committed to the Wicomico County jail until such fine and costs are paid.

Section 3. AND BE IT FURTHER ENACTED AND ORDAINED BY COMMISSIONERS OF MARDELA SPRINGS, that any person who shall remove the wheels undercarriage of any trailer and/or mobile home and place of attempt place it upon a permanent foundation on any property within the corporate limits of Mardela Springs shall be deemed guilty of a misdemeanor and upon conviction therefor shall pay a fine of not less than Twenty Five Dollars (\$25.00) and not more than Fifty Dollars (\$50.00) and be confined in the Wicomico County jail for not less than ten (10) days nor more than thirty (30) days.

Section 4. AND BE IT FURTHER ENACTED AND ORDAINED BY COMMISSIONERS OF MARDELA SPRINGS, that this Ordinance shall take effect from the date of its final passage. *May 11, 1972*

The above Ordinance was introduced and read at a meeting of the Commissioners of Mardela Springs held on *February 19, 1972*  
*March 9, 1972 and April 13, 1972*

ATTEST:

*Lucien Bennett*  
Secretary

*George W. Dennis*  
President