

EXETER TOWNSHIP  
ORDINANCE NO. 57

An Ordinance to regulate the use of travel trailers or motor homes as temporary structures incidental to the construction or reconstruction of permanent residences; to provide for a permit fee and bond therefore and to provide penalties for the violation of this Ordinance.

Section 1. Travel trailers or motor homes intended for temporary use incidental to the construction or reconstruction of a residence are permitted in Exeter Township subject to the following conditions:

- A. The travel trailer or motor home must comply with the Monroe County Sanitary Code. An applicant proposing to locate and occupy a travel trailer or motor home shall appear before the Township Board and request a permit for the travel trailer or motor home;
- B. The travel trailer or motor home must not be located on the property until a building permit has been issued for the construction of the principal permanent dwelling and construction of the principal permanent dwelling has commenced, as determined by the Township Building Official/Zoning Administrator;
- C. The travel trailer or motor home shall not be occupied by other than the owner of the property upon which it is located and his/her immediate family;
- D. The travel trailer or motor home must comply with all setbacks of the Zoning District that apply to the property;
- E. The travel trailer or motor home must be located to the rear of the dwelling under construction, unless specific conditions warrant its location elsewhere on the property, as determined by the Township Building Official/Zoning Administrator;
- F. The travel trailer or motor home must possess a valid license and shall be in an operable condition, as determined by the Building Official/Zoning Administrator;
- G. A permit fee of \$250.00 shall be paid to the Township before the travel trailer or motor home is situated on the property;
- H. Use of the travel trailer or motor home for on-going and continuous occupancy during the construction or reconstruction of a dwelling shall be discontinued upon an occupancy permit being granted by the Township for the dwelling. The applicant shall deposit with the Township Clerk a cash bond in the amount of \$1,000.00 at the time of the initial permit approval. The cash bond may be used by the Township to secure the discontinuation of the travel trailer's or motor home's use for on-going and continuous occupancy in the event that the use of the travel trailer or motor home is not discontinued within 15 days after the permit's expiration date or within 15 days after the issuance of the occupancy permit for the principal permanent dwelling, whichever occurs first. In the event of a disaster or other unusual circumstance that justifies the continued occupancy of the travel trailer or

motor home, the owner may apply to the Township Board for a continuation of the permit and occupancy of the travel trailer or motor home;

- I. A permit for the travel trailer or motor home shall expire twelve (12) months from the date of its issuance, however the permit may be renewed upon application to and approval by the Township Board for up to two additional three (3) month periods, subject to applicable Township Building Code fees per three (3) month period;

Section 2. For the purposes of this Ordinance, the following definitions apply:

A Travel Trailer is defined as: A portable vehicle on a chassis, which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a "travel trailer" or a "fifth wheel" by the manufacturer. Travel trailers generally include self-contained sanitary, water, and electrical facilities. On an industry-wide basis, this type of recreational vehicle is classified as a non-motorized recreational vehicle.

A Motor Home is defined as: A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted upon a chassis with wheels and capable of being moved from place to place under its own power. Motor homes generally contain sanitary, water, and electrical facilities. On an industry-wide basis, this type of recreational vehicle is classified as either a Class A or Class B recreational vehicle. A Class A or bus type recreational vehicle has the luggage compartment below the living quarter. The Class B recreational vehicle is a van with the bed over the cab and is much larger than a passenger van due to the bed over the cab.

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Section 3.

Any violation of the provisions of this Ordinance is hereby declared to be a public nuisance per se. The court shall order such nuisance abated and the person, persons, firm or corporation or anyone acting on behalf of the same violating said provisions shall be adjudged guilty of maintaining a nuisance per se.

Penalties for Violation: Any person, persons, firm or corporation or anyone acting on behalf of the same, who shall violate, neglect, or refuse to comply with or who resists the enforcement of any provisions of the Ordinance shall be guilty of a misdemeanor, and conviction thereof, shall be subject to punishment by a fine not to exceed Five Hundred Dollars (\$500.00) and the costs of prosecution or by ninety (90) days imprisonment in the County jail or by both such fine and imprisonment in the discretion of the court, together with the costs of such prosecution.

Each day the violation continues constitutes a separate offense.

Section 4. The conditions of this Ordinance are declared to be severable and if any clause, sentence, paragraph, section or subsection is declared void or inoperative for any reason by a Court of competent jurisdiction, it shall not affect any other part or portion of the Ordinance.

Section 5. Ordinance No. 31 of the Township of Exeter is hereby repealed.

Section 6. This Ordinance shall take effect 30 days after passage and publication hereof.

This Ordinance No. 57 was passed by the Exeter Township Board at a regular meeting of said Board on April 18, 2006, at the Exeter Township Board with 5 members of said Board present and with 4 members voting in favor thereof and 1 members voting against.

*Brian Satt*  
Exeter Township Clerk

*Chew Fallis*  
Exeter Township Supervisor

I *Brian Satt*, Clerk of the Township of Exeter, do hereby certify that the above Ordinance was approved and adopted by the Exeter Township Board at a regular meeting thereof held on the 18 day of April, 2006.

*Brian Satt*  
Township Clerk

2006