

ORDINANCE NO. 16

REGULATING TRAILER COACHES AND TRAILER PARKS
WITHIN THE LIMITS OF THE TOWNSHIP OF WESTFALL,
PIKE COUNTY, PENNSYLVANIA, FOR THE BETTER
PROTECTION OF HEALTH AND SAFETY THEREIN.
PROVIDING FOR PERMITS FOR THE CONSTRUCTION
OF TRAILER PARKS AND FOR THEIR OPERATION
AND MAINTENANCE, AND PROVIDING A PENALTY FOR
THE VIOLATION OF THE PROVISIONS THEREOF.

BE IT ORDAINED AND ENACTED that the Board of Town-
ship Supervisors of Westfall Township, Pike County, Pennsylvania,
deem it necessary for the better protection of health, safety
and general welfare of the citizens of the said Township to reg-
ulate trailer coaches and trailer parks, the following regulations
and prohibitions are hereby established to accomplish that pur-
pose and shall hereafter apply:

SECTION 1: This Ordinance shall be known as "THE
TRAILER AND TRAILER PARK ORDINANCE."

SECTION 2: For the purpose of this ordinance, the
following terms shall have the meanings respectively ascribed to
them in this section, unless from the particular context it
clearly appears that some other meaning is intended:

(a) A "trailer coach" means any structure which
is mounted, or designed for mounting, upon wheels, and which in-
cludes accommodations designed for sleeping or living purposes
for one or more persons, excepting a device used exclusively
upon stationary rails or tracks.

(b) A "trailer park" means any park, trailer park,
trailer court, court, camp, site, lot, parcel or tract of land
designed, maintained or intended for the purpose of supplying a
location or accommodations for any trailer coaches, or upon which
any trailer coaches are parked, and shall include all buildings
used or intended for use as part of the equipment thereof,

whether a charge is made for the use of the trailer park and its facilities or not. "Trailer park" shall not include automobile or trailer sales lots on which unoccupied trailer coaches are parked for purposes of inspection and sale.

(c) A "person" shall be construed to mean individuals, copartnerships, associations and corporations.

(d) A "vehicle" shall mean every device, in, upon, or by which any person or property is or may be transported or drawn or which may draw devices upon the public streets or highways of Westfall Township.

SECTION 3. It shall be unlawful, within the limits of the Township of Westfall, Pike County, Pennsylvania, for any person to park any trailer coach on any street, alley or other public place, or on any tract of land owned by any person, occupied or unoccupied, within the Township, except as provided in this ordinance.

SECTION 4. It shall be unlawful for any person to park any trailer coach on any public street or alley in the Township for any period of time more than twelve (12) hours, or for any period of time longer than that allowed for the parking of automobiles upon such street or alley by the automobile parking ordinances of the Township, whichever of the two is the shorter period of time.

SECTION 5. It shall be unlawful for any person to occupy a trailer outside of a trailer park on any land which in area is less than 22,000 square feet, and said trailer must be on a permanent foundation of masonry cinder block or concrete with footing at least three and one-half feet below ground level, and all wheels on trailer must be removed. The person shall have 30 days from date trailer is placed on land to complete foundation and remove wheels.

SECTION 6. It shall be unlawful for any person to operate or to occupy any trailer park within the Township except

as provided in this ordinance.

SECTION 7. Any person desiring to operate a trailer park shall make application for a permit to the Secretary of the Board of Supervisors of the Township of Westfall. It shall be unlawful within the Township for any person to construct or operate a trailer park without first securing a permit from the Board of Supervisors of Westfall Township. The permit issued by the Board of Supervisors shall expire one (1) year from the date of issuance, but may be renewed under the provisions of this ordinance for additional periods of one (1) year each. The Board of Supervisors shall make periodic inspections of the trailer parks at reasonable intervals, and shall have the power to revoke permits to operate trailer parks for noncompliance with the provisions of this ordinance.

SECTION 8. With each application for a permit to operate a trailer park, there shall be submitted three sets of plans of the proposed park showing:

- (a) The name and address of the applicant;
- (b) The extent and area to be used for trailer park purposes;
- (c) Location of sites for trailer coaches;
- (d) Roadways and driveways;
- (e) Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries and utility rooms;
- (f) Method and plan of sewage disposal;
- (g) Method and plan of garbage disposal;
- (h) Plan of water supply;
- (i) Plan of electric lighting.

Before any permit shall be issued, there shall be an inspection and approval in writing of the premises upon which the said trailer park is located, and of the plan of construction of said trailer park by the Board of Supervisors. If, upon inspection

of the application, plans and premises, as herein prescribed, the Board of Supervisors determines that the proposed trailer park will be constructed and operated in conformity with this ordinance, and other laws and ordinances of the Township, the Board of Supervisors shall in its discretion issue a permit to operate said trailer park.

SECTION 9. Roads within a trailer park shall be not less than twenty (20) feet wide and shall be well drained. Such road shall be clearly marked and adequately lighted at night, and easily accessible to all trailer coaches. Lots for each trailer coach shall be indicated with corner markers and shall not be less than one thousand (1,000) square feet.

SECTION 10. In each trailer park a sufficient supply of pure, healthful drinking water from a source and of a quality approved by the State Board of Health, not more than fifty (50) feet from any trailer coach, shall be provided in convenient locations. No common drinking vessel shall be provided. Waste from each outlet shall be emptied into a drain connected to an approved disposal system. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities.

SECTION 11. Water closets connected to a sanitary sewer or approved septic tank shall be provided as follows: One water closet for each sex for each ten trailer coach lots or fraction thereof, plus one urinal for each water closet room provided for men. Separate facilities shall be maintained for each sex located not more than 200 feet from any lot, and shall conform to all sanitary regulations of the Township of Westfall and Commonwealth of Pennsylvania. If any trailer is provided with an inside toilet facility not connected to a sanitary sewer, there shall be available, within a room separate from other closet rooms, a hopper with flushing facilities for the disposal of con-

tents of night waste containers. Adequate facilities for the washing of night waste containers shall be provided and the washings and hopper wastes shall be disposed of in such manner as shall be approved by the State Board of Health.

SECTION 12. Showers or tub baths and lavatories shall be provided in the same ratio as toilets are required to be provided, and shall be no greater distance from the respective lots which they are to serve than two hundred (200) feet.

Liquid wastes from baths, sinks, laundry rooms and lavatories shall be piped to a sewer or septic tank approved by the State Board of Health.

SECTION 13. If cooking is done in any trailer coach which is not furnished with sewer connections and sinks, a hopper, kitchen or laundry sink shall be provided within one hundred fifty (150) feet of such trailer coach for the disposal of dishwater. The facilities for disposal of dishwater, and the hopper for disposal of night waste and the washings from night waste containers, shall be separate.

SECTION 14. A laundry room with laundry trays or tubs and facilities for heating water, shall be provided.

SECTION 15. All plumbing, electrical, building and other work on or at any trailer park located within the corporate limits of the Township shall be in accordance with Township and Commonwealth of Pennsylvania laws, rules and regulations.

SECTION 16. Any such permit issued by the Board of Township Supervisors shall be subject to revocation by the said Board of Township Supervisors for the violation by the permittee of any provision of this ordinance or of any ordinances of the Township, or of the laws of the Commonwealth of Pennsylvania or any rules or regulations thereunder, and shall also be subject to revocation by the Board of Supervisors, if the permittee, under color of such permit, violates or aids or abets in violating, or knowingly permits or suffers to be violated, any penal ordinance of the Township or laws of the Commonwealth, or any

rules or regulations thereunder.

SECTION 17. All ordinances of the Township relating to the collection, segregation and disposition of garbage, rubbish or other waste material, as well as the tax collected, shall apply to each person maintaining, operating or occupying any trailer coach located in the Township and to each person operating or maintaining, either as principal or agent, any trailer park located in the Township.

SECTION 18. In every trailer or tourist camp there shall be an office building in which shall be located the office of the person in charge of said camp. A copy of the camp permit and of this ordinance shall be posted therein and the camp register shall at all times be kept in said office.

SECTION 19. It is hereby made the duty of the attendant or person in charge, together with the permittee to:

(1) Keep at all times a register of all guests, which shall be open at all times to inspection by officers of the Township, showing for all guests:

- (a) Names and addresses.
- (b) Dates of entrance and departure.
- (c) License numbers of all trailers and towing or other automobiles.
- (d) States issuing such licenses.
- (e) Place of last location, and length of stay.

(2) Maintain the camp in a clean, orderly and sanitary condition at all times.

(3) See that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance or any other violations of law which may come to their attention.

(4) Report to the State Board of Health all cases of persons or animals affected or suspected of being affected with any communicable disease.

SECTION 23. All ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 24. This ordinance is hereby declared to be urgent and is to become effective immediately upon the passage thereof.

ORDAINED AND ENACTED into an Ordinance at Westfall Township, Pike County, Pennsylvania, this 3rd day of September, 1963.

Melvin J. Strait

Robert D. Lusk

John H. Haurapan

Board of Supervisors of Westfall Township, Pike County, Pennsylvania

ATTEST:

Kenneth H. La Barr
Secretary