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Ordinance Book

ORDINANCE NO. 15 AMENDED

REGULATING TRAILER COACHES AND TRAILER PARKS WITHIN THE LIMITS OF THE TOWNSHIP OF GREENE, 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 Township Supervisors of Greene Township, Pike County, Pennsylvania, deem it necessary for the better protection of health, safety and general welfare of the citizens of said Township to regulate trailer coaches and trailer parks, the following regulations and prohibitions are hereby established to accomplish that purpose 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 for human habitation or commercial purpose which is mounted, or designed for mounting, upon wheels and which includes 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, lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for two or more trailers, or coaches 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 purpose of inspection and sale.
- (c) The word "person" as used in this Ordinance shall mean any natural person or persons, corporations, partnership, firm, association or group. The masculine shall include the feminine and neuter and the singular shall include the plural.

(d) A "vehicle" shall mean any 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 Greene Township.

SECTION 3. It shall be unlawful, within the limits of the Township of Greene, 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 thirty thousand (30,000) square feet, owned in fee simple by the person occupying the same, and free from any other buildings, and said trailer must be on a permanent foundation of masonry, chlder 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 thirty (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 Greene. A permit will cost \$5.00 plus \$1.00 for each additional trailer. 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 Greene 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 non-compliance 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 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 thirty-three (33) feet wide and shall be well drained. Such road's right of way shall be clearly marked and adequately lighted at night, and easily accessible to all trailer coaches. Lots of each trailer coach shall be indicated with corner markers and shall not be less than five thousand (5,000) 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 shall be piped to each trailer, 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, unless otherwise provided.

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 two hundred (200) feet from any lot, and shall conform to all sanitary regulations of the Township of Greene 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 contents 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 Board of Health.

SECTION 12. Showers 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 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 dishwasher. The facilities for disposal of dishwasher, and the hopper for disposal of night waste and the washings from night waste containers, shall be separate.

SECTION 14. 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 15. Any such permit issued by the Board of Township Supervisors shall be subject to revocation by the said Board of Supervisors for the violation of the permittee of any provision of this Ordinance or any ordinances of the Township, or of any 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 cover 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 hereunder.

SECTION 16. All Ordinances of the Township relating to the collection, segregation and disposition of garbage, rubbish or other waste material,

now in effect or to be enacted in the future, 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 17. 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 permits and of this Ordinance shall be posted therein and the camp register shall at all times be kept in said office.

SECTION 18. 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 Board of Health all cases of persons or animals affected or suspected of being affected with any communicable disease.
- (5) Prevent the running loose of dogs, cats or other animals.
- (6) Maintain in convenient places approved by the fire department, hand fire extinguishers in the ratio of one to each eight units of trailers.
- (7) Prohibit the lighting of open fires on the premises.
- (8) Prohibit the use of any trailer by a greater number of occupants than that which it is designed to accommodate.
- (9) Prohibit the parking of any trailer for use as permanent living quarters if the said trailer does not contain a minimum of one hundred eight-four (184) square feet.

SECTION 19. Any person presently operating a trailer park within the limits of the Township of Greene shall make application for and secure a permit to operate said trailer park within three (3) calendar months from the effective date of this Ordinance. The cost and renewal provisions to be the same as in Section 7 accompanied with three (3) sets of plans of the existing trailer park area and facilities, and which after this time, any further improvement, development or enlargement of said park is intended, it shall be constructed and operated in conformity with this Ordinance.

SECTION 20. Any person or persons, firm or corporation who shall violate a provision of this Ordinance or the requirements thereof shall, upon conviction before a Justice of the Peace of said Township, be sentenced to pay a fine or penalty of not less than One Hundred Dollars (\$100.00) nor more than Three Hundred Dollars (\$300.00) for each offense or in default of payment shall be imprisoned for a term of not less than thirty (30) days nor more than ninety (90) days.

SECTION 21. The provisions of this Ordinance are severable, and in the event that any provisions thereof should be declared invalid or unconstitutional, it is hereby declared to be the intent of the Board of Supervisors that the remaining portions thereof would have been enacted notwithstanding such judicial determination of the invalidity of any particular provision or provisions in any respect.

SECTION 22. All ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 23. This Ordinance is hereby declared to be urgent and is to become effective immediately upon passage thereof.

ENACTED INTO LAW THIS 10TH DAY OF MAY, 1968, EFFECTIVE
THIS 15TH DAY OF MAY, 1968.

The Board of Supervisors of
Greene Township, Pike County,
Pennsylvania.

John B. Price
Chairman

Henry G. Botjer
Secretary