

ORDINANCE #8

AN ORDINANCE REGULATING TRAILERS AND TRAILER PARKS WITHIN THE TOWNSHIP OF SOUTH HUNTINGDON, REQUIRING THAT A PERMIT BE OBTAINED FROM THE TOWNSHIP IN ORDER TO ESTABLISH OR OPERATE THE TRAILER PARK, AND THAT SUCH PERMIT BE RENEWED ANNUALLY, IN ORDER TO CONTINUE THE OPERATION OF SUCH TRAILER PARK, AND PRESCRIBING PENALTIES FOR VIOLATION.

The Township of South Huntingdon Hereby ordains as follows:

SECTION 1. The following words and terms as this in this ORDINANCE, shall have the meanings respectively ascribed to them in this section, unless the context clearly indicates a different meaning.

(a). The word "person" shall mean any natural person, partnership, firm, association or corporation.

(b). The word "Trailer" shall mean any structure which is mounted, or designed for mounting, on 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.

(c). The term "Trailer Park" shall mean any lot, parcel or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer, or upon which any trailer is parked or located, whether or not a charge is made for the use of the trailer park and its facilities, and shall include all buildings and structures used or intended for use as a part of the equipment thereof. The term "trailer-park" shall not include any automobile or trailer sales lot on which any unoccupied trailer is parked for the purpose of inspection and sale.

IN THIS ORDINANCE, the singular shall include the plural and the masculine shall include the feminine and the neuter.

SECTION 2. No person shall park or locate any trailer, or allow it to stand, upon any street, alley or other public place, or upon any tract of land, occupied or unoccupied within the Township of South Huntingdon, except as provided in this Ordinance.

SECTION 3. No person shall allow any trailer to stand upon any of the streets or alleys or roads within the Township of South Huntingdon, without being attached to a motor vehicle.

SECTION 4. No person shall park any trailer, attached to a motor vehicle, on any street or alley or road in the Township for a period of time longer than allowed for the parking of vehicles upon such street, alley or road by the applicable State laws and the Ordinances of the Township applicable to traffic and parking. Any person who shall violate this section shall be subject to the penalties specifically provided in such laws and ordinances, as the case may be.

SECTION 5. No person shall occupy any trailer in the Township of South
Montandon, for sleeping or living purposes except in a trailer park licensed
under this ORDINANCE, unless such trailer conforms to and complies with all plum-
ing, electrical, sanitary and building ordinances of the TOWNSHIP applicable to
stationary dwellings. PROVIDED, HOWEVER: the parking or storing of no more than
one (1) unoccupied trailer in a private garage, or in a rear yard, shall be
permitted, on condition that no person uses such trailer for living or sleeping
purposes while such trailer is so parked or stored.

SECTION 6. No person shall operate or occupy any trailer park within
the Township, except as provided in this ORDINANCE.

SECTION 7. No person shall establish or operate any trailer park within
the Township until a permit shall have been secured from the Township Secretary.
Any person desiring to establish or to operate a trailer park shall make applica-
tion for a permit to the Township Secretary. With every such application, there shall
be submitted a plan of such trailer park or proposed trailer park showing the follow-
ing:

- (a). The name and address of the applicant.
- (b). The extent and area to be used for trailer park purposes.
- (c). The location of all roadways and driveways.
- (d). The location of all lots intended for the parking of trailers.
- (e). The location and number of all existing or proposed facilities
to be used by the occupants of trailers, including sanitary conveniences,
washrooms, toilets, laundries and utility rooms.
- (f). The method and plan of sewage disposal.
- (g). The method and plan of garbage and refuse disposal.
- (h). The plan for water supply.
- (i). The plan for electric lighting of trailers.
- (j). The location of fire extinguishers.

Said applications shall be accompanied by a fee of Twenty (\$20.00) dollars to
cover the cost of the services of Township officers and employees in making
the necessary studies and investigations in connection with such application.

SECTION 8. Following the receipt of the application for a permit as
provided above, the Township Secretary shall cause an investigation to be made
of the premises to which such application relates, in order to assure himself
before issuing such permit, that all requirements of this ORDINANCE applicable
to trailer parks are conformed with.

SECTION 9. Immediately following the investigation required under the
eighth section of this ORDINANCE, when the Township Secretary shall be satisfied
that all of the applicable requirements of this ORDINANCE have been adhered to,
and that all requirements are to be adhered to, in accordance with the plans for a proposed trailer park, he
shall issue a permit to establish and operate such park for a period of one (1)
year after the issuance thereof. Such permit shall be subject to suspension when
the holder thereof shall be convicted of any violation of this ORDINANCE. A sus-
pended permit may be reinstated by the Township Secretary for the balance of the

year for which it was issued, upon compliance of the holder thereof of all the provisions of this ORDINANCE. No person shall operate a trailer camp in the Township during the time when the permit therefor shall have been suspended.

SECTION 10. Whenever the ownership or management of any trailer camp shall have been changed, the new owner or manager thereof shall forthwith notify the Township Secretary, who shall amend the permit for such trailer camp, as well as the pertinent records of the Township, to indicate such change.

SECTION 11. No permit issued under this ORDINANCE shall be transferable to a different location. No person holding a permit under this ORDINANCE shall extend or reduce the area of any trailer camp, add any new facility or structure, or eliminate any existing facility or structure, until notice of such proposed change shall have been given to the Township Secretary, and the Township Secretary shall have ascertained, after investigation, as in the case of an original application for a permit, that such proposed change is in accordance with all the requirements of this ORDINANCE, and shall have signified that fact by his approval.

SECTION 12. Prior to the date of any expiration of any permit issued under this ORDINANCE, the holder thereof may apply to the Township Secretary for a renewal thereof, such application to be accompanied by a fee of \$20.00. Following any investigation deemed necessary by the Township Secretary to ascertain whether all the requirements of this ORDINANCE continue to be adhered to, the Township Secretary shall renew such permit for a further period of one (1) year.

SECTION 13. Every trailer park shall be located in a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other water.

SECTION 14. Lots for individual trailers in a trailer park shall be indicated by corner markers and no individual lot shall have an area of less than eight hundred (800) square feet. Each lot shall abut upon a roadway or driveway, not less than twenty (20) feet wide. Every such roadway or driveway shall be well drained, shall be clearly marked, adequately lighted at night, and easily accessible to a public road.

SECTION 15. In each trailer park, a sufficient supply of pure, healthful drinking water from a source and of a quality approved by the Department of Health of the Commonwealth, not more than fifty (50) feet from any trailer, shall be provided in convenient locations. Waste from each outlet shall be emptied into a drain connected with an approved disposal system. No common drinking vessel shall be provided. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities.

SECTION 16. In each trailer park, toilet facilities, connected to a sanitary sewer or approved septic tank, shall be provided as follows: THERE shall be separate toilet rooms for each sex, located not more than two hundred (200) feet from any lot for an individual trailer. Such toilet rooms shall be provided with one flush toilet for each sex for each ten (10) trailer lots or fraction thereof, and, in addition, one urinal for each toilet room provided for men. Each toilet room shall include lavatories with hot and cold water, in the ratio of one lavatory to every two or less toilets. Toilet rooms shall be adequately heated when the outside temperature renders it necessary. No trailer provided with an inside toilet facility not connected to a sanitary sewer or an approved septic tank shall be accommodated in any trailer park, unless there shall be available in a room separate from the other toilet rooms, a hopper with flushing facilities for the disposal of night waste containers.

SECTION 17. In each trailer park, there shall be provided separate bathing facilities for each sex, with one shower or tub bath, enclosed in a compartment at least four (4) feet square, for each sex for each ten (10) trailer lots or fraction thereof. Each shower compartment shall be supplemented by an adjacent individual dressing compartment. Bathing facilities for each sex shall be located not more than two hundred (200) feet from any lot for an individual trailer. Bathing rooms shall be adequately heated when the outside temperature renders it necessary.

SECTION 18. Floors of toilet rooms, bathing rooms and laundry rooms in each trailer park shall be of concrete, tile or similar material impervious to water and easily cleaned, and pitched to a floor drain. Liquid wastes from toilet baths, lavatories and laundry rooms shall be piped to a sanitary sewer or septic tank approved by the Department of Health.

SECTION 19. In each trailer park, there shall be provided a laundry room, with laundry trays, in the ratio of one double tray for each ten (10) individual trailer lots.

SECTION 20. No cooking shall be permitted in any trailer not furnished with a sink and a connection with a sanitary sewer or approved septic tank, unless there be located, within one hundred fifty (150) feet of such trailer, a hopper or a kitchen or laundry sink for the disposal of dishwater. In every case such facilities for the disposal of dishwater shall be separate for the disposal of night wastes and washings from night waste containers.

SECTION 21. All Ordinances of the Township applicable to the accumulation, collection, segregation and disposal of garbage shall be applicable to trailer parks.

located in the Township, and shall be adhered to strictly by persons owning and operating trailer parks and by persons occupying trailers therein.

SECTION 22. In every trailer park there shall be an office building in which shall be located the office of the person in charge of such trailer park. A copy of the permit issued under this ORDINANCE, and of this ORDINANCE, shall at all times be posted in such office, and the register of such trailer park shall at all times be kept therein.

SECTION 23. Every person holding a permit under this ORDINANCE shall keep, or cause to be kept, a register, which shall at all times be open for the inspection of any official of the Township. Such Register shall show, for each trailer accommodated in such trailer park, the following information:

- (a). The lot number upon which such trailer is parked or located.
- (b). The name and address of all persons using such trailer for living or sleeping purposes.
- (c). The State license number of such trailer and of the vehicle towing the same.
- (d). The date of arrival of such trailer at such trailer park and the date of departure therefrom.

SECTION 24. Each person holding a permit under this ORDINANCE shall adhere to the following additional regulations at all times:

- (a). He shall maintain such trailer park in a clean, orderly and sanitary condition.
- (b). He shall see that no disorderly conduct or violation of any law or Ordinance is committed upon the premises and shall immediately report to the proper authorities any violations which may come to his attention.
- (c). He shall report to the Board of Health, all cases of persons or animals affected or suspected of being affected with any communicable disease, where he shall have reason to believe that medical attention has not been sought.
- (d). He shall maintain in convenient places, hand fire extinguishers, in good working order, in the ratio of one to every eight (8) trailer lots, or fraction thereof.
- (e). He shall prohibit the lighting of any open fire upon the premises.
- (f). He shall prohibit the use of any trailer by a greater number of occupants than which it is designed to accommodate.

SECTION 25. Any person operating a trailer park within the Township of South Huntingdon, at the time of the adoption of this ORDINANCE, shall cause the same to conform to the requirements of this ORDINANCE and shall make application for, and secure, a permit to operate such trailer park within three (3) months from the effective date of this ORDINANCE.

SECTION 26. Any person who shall violate any of the provisions of this ORDINANCE, shall, upon conviction thereof, be sentenced to pay a fine of not more than one hundred (\$100.00) dollars and costs of prosecution, and, in default of payment of such fine and costs, to imprisonment for not more than thirty (30) days. PROVIDED, each day's continuance of a violation shall constitute a separate offense.

SECTION 27. The provisions of this ORDINANCE shall be severable, and if any of the provisions thereof shall be declared unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect any of the remaining provisions of this ORDINANCE. It is hereby declared to be the intent of the Township Supervisors that the remaining portions or provisions thereof would have been enacted notwithstanding such unconstitutionality, illegality or invalidity.

ORDAINED AND ENACTED this 4th day of AUGUST, A.D. 1959.

TOWNSHIP OF SOUTH HUNTINGDON

S/ Frank L. Forsythe,
President of Board of Supervisors.

ATTEST:

S/ Mike Ritz, Secretary.