

ORDINANCE

REGULATING THE PLACING AND KEEPING OF TRAILER COACHES, TRAILER PARKS AND TRAILER COACH LOTS UPON LANDS WITHIN FAWN GROVE BOROUGH, YORK COUNTY, PENNSYLVANIA, PROVIDING FOR THE REQUIRING AND ISSUING OF PERMITS AND FIXING THE FEE THEREFOR, PROHIBITING UNSAFE AND UNSANITARY CONDITIONS, PROVIDING FOR INSPECTIONS, DEFINING CERTAIN TERMS, and PROVIDING PENALTIES FOR VIOLATIONS.

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Fawn Grove Borough, York County, Pennsylvania hereby ordains as follows:

ARTICLE I - DEFINITIONS

"Trailer" or "Trailer Coach" shall mean any vehicle used, or maintained for use, as a conveyance upon highways or streets, so designed and so constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons, having no other foundation than wheels or jacks.

Trailer Park" shall mean any site, lot, field or tract of ground upon which two or more trailer coaches are placed, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such park.

"Trailer Coach Lot" shall mean a unit of local, adequately drained ground of definite size, clearly indicated by corner markers, for the placing of one trailer coach.

ARTICLE II - TRAILER COACH LOTS

Section 1. It shall be unlawful for the owner, tenant or legal custodian of any lot or piece of ground in Fawn Grove Borough to keep or permit to be kept any trailer upon any lot or piece of ground owned or leased by him or over which he has legal custody, other than a trailer park, without first obtaining a permit from the Borough Council and paying therefor the fee herein prescribed.

Section 2. The permit fee for keeping or permitting to be kept a trailer outside of an authorized trailer park shall be as follows:

3 months or less	\$5 .00
6 months	9 .00
9 months	12 .00
12 months	15 .00

Section 3. No permit shall be issued for less than three (3) months. No refund shall be made for unused permits.

Section 4. No permit for keeping or permitting to be kept a trailer outside of an authorized trailer park shall be granted unless the application shows the street address of the proposed location, the name of the trailer occupants, a signed statement by the owner, tenant or legal custodian of the lot or piece

of ground to be occupied, certifying that water supply, garbage and refuse disposal, and sanitary facilities, duly approved by the Borough Council, are installed and will be available at all times to the trailer occupants, and such other pertinent information as may be required.

ARTICLE III - TRAILER PARK

Section 1. It shall be unlawful for any person, firm or corporation to operate or maintain any premises, area, tract or piece of land for use as a trailer park, without first obtaining a permit from the Borough Council and paying therefor the fee herein prescribed.

Section 2. The trailer park permit fee shall be Fifteen (\$15.00) Dollars per annum for each trailer coach lot contained within said trailer park. No refund shall be made for unused permits. The trailer park permit fee shall be paid in advance at the time application is made for the permit. Application for renewal of the permit shall be made by the holder thereof not later than fifteen (15) days prior to the expiration date of the last issued permit, and the fee therefor shall be paid as hereinabove provided.

Section 3. No trailer park permit shall be issued or renewed by the Borough Council unless and until the applicant therefor has complied with the terms and conditions of this ordinance.

Section 4. Any person, firm or corporation proposing to operate or maintain any premises, area, tract or piece of land for use as a trailer park shall first submit to the Borough Council a plan for the lay-out and design thereof, including a legal description and map, clearly setting forth the following information:

- (a) The extent and area to be used for park purposes.
- (b) Driveways at entrances and exits, roadways and walkways.
- (c) Location of sites for trailer coaches.
- (d) Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry space and utility rooms.
- (e) Method and plan of sewage disposal.
- (f) Method and plan of garbage disposal.
- (g) Plan of water supply.
- (h) Plan of electric lighting.
- (i) Incinerator and burning space.
- (j) Children's play area.

Section 5. The trailer park shall have the following qualifications:

- (a) It shall be located on a well-drained site suitable for the purpose.
- (b) There shall be an entrance and exit well marked and easily controlled and supervised.
- (c) There shall be surfaced roads not less than ten (10) feet wide for one-way traffic, and eighteen (18) feet wide for two-way traffic.
- (d) The roads shall be easily accessible to all trailer coaches, and shall be adequately lighted.
- (e) The walk-ways to the various buildings shall be adequately surfaced and lighted.
- (f) Lots shall be provided for each trailer coach of an

- area of not less than one thousand (1,000) square feet.
- (g) The minimum width for a trailer lot shall be twenty-five (25) feet.
 - (h) The minimum depth for a trailer lot shall be forty (40) feet.
 - (i) No tow car shall be parked on a trailer coach lot, and separate provision shall be made for the parking of tow cars at a site removed from the trailer lots, at a rate of one off-street parking space for each trailer lot in the park.
 - (j) Each trailer coach shall be located at least ten (10) feet from any building, and at least as far from the building line as the nearest adjacent permanent building on the same lot, and at least three (3) feet from the property line.

Section 6. Adequate space shall be provided for clothes drying adjoining laundry facilities, and locations for burning rubbish and for incinerator space.

Section 7. A minimum of three thousand (3,000) square feet of play space for children shall be provided for trailer parks of ten (10) or less trailer lots, and an additional two hundred (200) square feet of play space shall be provided for each trailer lot in trailer parks containing more than ten (10) trailer lots.

Section 8. A sufficient supply of pure, healthful drinking water which complies with state and local health requirements shall be provided in convenient locations not farther than two hundred feet from any trailer coach. No common drinking facility shall be provided. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities. There shall be no drinking water supplied in toilet compartment.

Section 9. The toilet and washing facilities shall be based on the total park capacity according to the accepted plans, and shall be computed on the basis of a minimum of three (3) persons to each trailer coach, with the sexes being assumed equal in number.

Section 10. Laundry facilities shall be provided in the ratio of one (1) double tray and ironing board for every fifteen (15) trailer coach lots. Where washing machines are available, laundry trays shall be provided in the ratio of one (1) double tray for each twenty (20) trailer coach lots.

Section 11. Waste from showers, toilets and laundries shall be disposed of into a private sewer and disposal plant or septic tank system, and in any case the method of disposal shall be one meeting the state and local health requirements.

Section 12. All kitchen sinks, wash basins or lavatories, bath or shower tubs in any trailer coach located in any trailer park shall empty into a disposal system which shall meet the state and local health requirements.

Section 13. Toilets and water closets in trailer coaches shall be connected with a private sewer and disposal plant or septic

tank system, and in any case the method of disposal shall be one meeting the state and local health requirements.

Section 14. Each trailer coach shall be connected with a separate water supply system of pure drinking water for drinking and domestic purposes.

Section 15. Each trailer coach shall be provided with a separate electrical outlet or connection which shall be one approved by the Board of Fire Underwriters.

Section 16. Each trailer coach shall be equipped with a heating system which shall meet the requirements of the Borough Council for safety, and each trailer coach shall be equipped with one fire extinguisher in good working order.

Section 17. Fly-type metal depositories with tight fitting covers shall be conveniently located for the collection of rubbish and debris not further than two hundred (200) feet from the trailer coach; provided, however, that if a central deposit system is used, this distance may be increased.

Section 18. The Borough Council shall cause all the premises for which permits of any kind under this ordinance have been issued, to be inspected at all reasonable times and at such frequent intervals as may be required for the proper enforcement of this ordinance and the safeguarding of the health and safety of the public. Interference with the duties of the duly authorized persons making such inspections shall constitute a violation of this ordinance.

Section 19. The provisions of this ordinance are hereby declared to be severable, and the unconstitutionality, illegality or invalidity of any of its provisions shall not affect any of the remaining provisions thereof.

Section 20. Any person, firm or corporation who shall violate any of the provisions of this ordinance shall, upon conviction thereof, in a summary proceeding before any justice of the peace of Fawn Grove Borough, be sentenced to pay a fine of not less than Fifty (\$50.00) Dollars nor more than three hundred (\$300.00) Dollars and costs of such proceedings, and upon default in payment thereof, shall be sentenced to undergo imprisonment in the York County Jail for a period of not less than fifteen (15) days nor more than thirty (30) days. Each day that such a violation of any of the provisions of this ordinance shall continue shall constitute a separate offense hereunder.

Section 21. This ordinance shall become effective ten (10) days after its advertisement according to law.

Enacted and ordained this 3rd day of May, 1962.

Attest:

FAWN GROVE BOROUGH COUNCIL

James F. Howell
Secretary

by Herbert C. Jones
President

Approved by me this 3rd day of May, 1962.

David P. Anderson

I hereby certify that forgoing ordinance was duly adopted on _____, was advertised according to law and is correctly transcribed herein.

Secretary