

## Chapter 194

### TRAILER PARKS

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|--------------------------------------------------------|---------------------------------------------------------|
| § 194-1. Definitions.                                  | § 194-14. Flush toilets.                                |
| § 194-2. Permit required for non-trailer-park trailer. | § 194-15. Computation of toilet and washing facilities. |
| § 194-3. Permit fee.                                   | § 194-16. Bathing facilities.                           |
| § 194-4. Length of permit; refunds.                    | § 194-17. Laundry facilities.                           |
| § 194-5. Contents of application.                      | § 194-18. Disposal of waste.                            |
| § 194-6. Trailer park permit required.                 | § 194-19. Water supply.                                 |
| § 194-7. Permit fee; refunds; renewal.                 | § 194-20. Electrical connections.                       |
| § 194-8. Compliance required.                          | § 194-21. Heating systems; fire extinguishers.          |
| § 194-9. Trailer park plan required.                   | § 194-22. Rubbish collection.                           |
| § 194-10. Trailer park qualifications.                 | § 194-23. Inspection of premises.                       |
| § 194-11. Clothes drying facilities and incinerators.  | § 194-24. Violations and penalties.                     |
| § 194-12. Play space.                                  | § 194-25. Existing situations.                          |
| § 194-13. Drinking water; hot water.                   |                                                         |

[HISTORY: Adopted by the Borough Council of the Borough of Dallastown 5-19-1958 by Ord. No. 228. Amendments noted where applicable.]

#### GENERAL REFERENCES

Building construction — See Ch. 90.  
Stormwater management — See Ch. 173.

Subdivision and land development — See Ch. 183.  
Zoning — See Ch. 224.

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#### § 194-1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

**TRAILER COACH LOT** — A unit of local, adequately drained ground of definite size, clearly indicated by corner markers, for the placing of one trailer coach.

**TRAILER PARK** — 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 or TRAILER COACH** — 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.

**§ 194-2. Permit required for non-trailer-park trailer.**

It shall be unlawful for the owner, tenant or legal custodian of any lot or piece of ground in Dallastown 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 Mayor and paying therefor the fee herein prescribed.

**§ 194-3. Permit fee.<sup>1</sup>**

The permit fee for keeping or permitting to be kept a trailer outside of an authorized trailer park shall be the particular fee as imposed and established, which will be set by resolution of the Borough Council.

**§ 194-4. Length of permit; refunds.**

No permit shall be issued for less than three months. No refund shall be made for unused permits.

**§ 194-5. Contents of application.**

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 State Health Officer, are installed and will be available at all times to the trailer occupants and such other pertinent information as may be required.

**§ 194-6. Trailer park permit required.**

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 Mayor and paying therefor the fee herein prescribed.

**§ 194-7. Permit fee; refunds; renewal.**

The trailer park permit fee shall be the particular fee per annum as imposed and established and set by resolution of the Borough Council 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 15 days prior to the expiration date of the last issued permit, and the fee therefor shall be paid as hereinabove provided.

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<sup>1</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

**§ 194-8. Compliance required.**

No trailer park permit shall be issued or renewed by the Chief Burgess unless and until the applicant therefor has complied with the terms and conditions of this chapter.

**§ 194-9. Trailer park plan required.**

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 layout 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.

**§ 194-10. Trailer park qualifications.**

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, 34 feet between curbs, with an additional right-of-way eight feet in width, on each side of the cartway.
- D. The roads shall be easily accessible to all trailer coaches and shall be adequately lighted.
- E. The walkways 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 7,500 square feet.
- G. The minimum width for a trailer lot shall be 75 feet.
- H. The minimum depth for a trailer lot shall be 100 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 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 15 feet from the property line.

**§ 194-11. Clothes drying facilities and incinerators.**

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

**§ 194-12. Play space.**

A minimum of 3,000 square feet of play space for children shall be provided for trailer parks of 10 or fewer trailer lots, and an additional 200 square feet of play space shall be provided for each trailer lot in trailer parks containing more than 10 trailer lots.

**§ 194-13. Drinking water; hot water.**

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 200 feet from any trailer coach. No common drinking facility shall be provided. Waste from the water supply locations shall be emptied into a drain connected to a disposal system which complies with state and local health requirements. 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 compartments.

**§ 194-14. Flush toilets.**

Flush toilets shall be placed in conveniently located buildings not more than 200 feet from each trailer coach. The building shall be well lighted at all times, ventilated with screened openings and constructed of moistureproof material permitting satisfactory cleaning. The floors shall be concrete or similar material, slightly pitched to floor drain. Toilets shall be enclosed in separate compartments, with fly doors, and have a minimum width of two feet eight inches. Toilets shall be provided for each sex in the ratio of one toilet for every eight females and one toilet for every 12 males. In addition, every male toilet room shall have one urinal for each 16 males, but in no case shall any male toilet room be without one urinal. Toilet rooms shall contain one lavatory with hot and cold running water for each two toilets, but in every case not less than one lavatory with hot and cold running water shall be provided in every toilet room.

**§ 194-15. Computation of toilet and washing facilities.**

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 persons to each trailer coach, with the sexes being assumed equal in number.

**§ 194-16. Bathing facilities.**

Separate bathing facilities for each sex shall be provided at the same distance as the toilets from the most remote trailer coach. Each section shall contain one shower for each eight families and shall be at least three feet square, with a dressing compartment of at least 7½ square feet.

**§ 194-17. Laundry facilities.**

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

**§ 194-18. Disposal of waste.**

- A. Waste from showers, toilets and laundries shall be disposed of into a public sewer system or 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.
- B. 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.
- C. Toilets and water closets in trailer coaches shall be connected with a public sewer system or 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.

**§ 194-19. Water supply.**

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

**§ 194-20. Electrical connections.**

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

**§ 194-21. Heating systems; fire extinguishers.**

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

**§ 194-22. Rubbish collection.**

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

**§ 194-23. Inspection of premises.**

The Mayor shall cause all premises for which permits of any kind under this chapter 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 chapter 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 chapter.

**§ 194-24. Violations and penalties.<sup>2</sup>**

Any person, firm or corporation who or which shall violate any of the provisions of this chapter shall, upon conviction thereof, be punishable by a fine of not more than \$600, plus costs of prosecution, and in default of payment of such fine and costs by imprisonment for not more than 30 days. Each day that any such violation of any of the provisions of this chapter shall continue shall constitute a separate offense hereunder.

**§ 194-25. Existing situations.**

Any site now existing with two trailers need now comply with the terms hereof, except the permit fees, until one of the trailers is moved.

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<sup>2</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).