

TRAILERS AND CAMPGROUNDS

Chapter 193

TRAILERS AND CAMPGROUNDS

- § 193-1. Definitions.
- § 193-2. Permit required for operation.
- § 193-3. Fee.
- § 193-4. Permit and site plan approval required for establishment.
- § 193-5. Contents of plan.
- § 193-6. Changes and alterations.
- § 193-7. Site requirement.
- § 193-8. Water supply.
- § 193-9. Solid waste and sewage disposal.
- § 193-10. Sanitary requirements.
- § 193-11. Maintenance of records; display of permit.
- § 193-12. Register; rules and regulations.
- § 193-13. Owner's responsibilities.
- § 193-14. Inspection.
- § 193-15. Suspension of permit.
- § 193-16. Violations and penalties.

[HISTORY: Adopted by the Board of Supervisors of the Township of West Deer 4-5-1956 by Ord. No. 6. Amendments noted where applicable.]

GENERAL REFERENCES

Trailer tax — See Ch. 189, Art. I.

§ 193-1. Definitions.

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

CAMP — Any plot of ground upon which two or more cottages or cabins, portable or movable, are located and maintained for the accommodation, board or keep of any person or persons or any plot of ground where accommodation is provided, during definite or indefinite terms, for two or more trailers or house-cars used as living, eating or sleeping quarters.

COTTAGE or CABIN — Any portable or movable building or structure hired, rented or leased to any person or persons for purposes of bed or board or both, either temporarily or permanently, and included in a camp.

TRAILER — Any vehicle, mounted on wheels or not, equipped for and used as sleeping or living quarters.

HOUSE-CAR — Any vehicle equipped for and used as sleeping or living quarters, mounted on wheels and propelled by its own power.

UNIT — Any section or plot of ground used for the purpose of locating thereon one cabin, one cottage, one trailer or one house-car.

§ 193-2. Permit required for operation.

It shall be unlawful for any person or persons to maintain or operate within the limits of the township any camp presently existing on any location or plot of ground for hire, rent or lease by the day, week, month or other term, unless such person or persons possess a permit from the Township of West Deer for such purpose.

§ 193-3. Fee. [Amended 1-22-1997 by Ord. No. 265]

No permit for maintenance or operation of any camp presently existing shall be issued under this chapter until an annual fee as set from time to time by resolution of the Board of Supervisors for each camp shall have been paid to the Township Manager/Secretary.

§ 193-4. Permit and site plan approval required for establishment. [Amended 1-22-1997 by Ord. No. 265]

No camp hereafter shall be established within the limits of the Township of West Deer, unless application shall be specially made to the Township Board of Supervisors and the issuance of a permit be authorized by said Board of Supervisors, by resolution, for the establishment of such a camp whereupon the provisions of this chapter shall become applicable. A site plan must be approved by the Planning Commission and the Board of Supervisors.

§ 193-5. Contents of plan.

Any person or persons hereafter applying for a permit for the establishment or maintenance of any camp shall file therewith a copy of the plan of the proposed camp drawn to scale and showing the extent of the area to be used for camp purposes. In said plan shall be set forth the proposed roadways, driveways, sites for trailers, house-cars, cabins or cottages, the dimensions of the allotted space of each unit, the proposed sanitary provisions, methods for garbage disposal, rubbish and sewage disposal, water supply and lighting systems and toilet provisions.

§ 193-6. Changes and alterations.

In the event that the issuance of a permit is authorized by the Township Board of Supervisors for the establishment of a

camp in accordance with the provisions of this chapter or in the case of a presently existing camp, no change or alteration shall be made unless application therefor shall be made to the Township Board of Supervisors, as in the case of the original establishment of a camp, and a permit is thereupon authorized to be granted for such change or alteration by resolution of the Township Board of Supervisors.

§ 193-7. Site requirement.

All land used as camps shall be located on well-drained sites of ample size and free from heavy or dense growth of brush or weeds.

§ 193-8. Water supply.

All land used for camps shall be properly prepared to provide an ample and adequate supply of safe and pure water for the use of the occupants of all the trailers, cabins, cottages or house-cars. Water so supplied, from whatever source, shall at all times be subject to test and approval by the Pennsylvania Department of Health or the County Bureau of Health.

§ 193-9. Solid waste and sewage disposal. [Amended 1-22-1997 by Ord. No. 265]

Every person or persons conducting, managing, controlling or maintaining a camp or camps shall make adequate provision for the collection and removal of waste, rubbish and garbage and shall further provide an adequate means of sewage disposal, either by connection to a sanitary sewer system in the township where such is available or to septic tanks in compliance with all the laws of the Commonwealth of Pennsylvania and the rules and regulations of the Pennsylvania Department of Health, the Department of Environmental Protection and the Allegheny County Bureau of Health.

§ 193-10. Sanitary requirements.

Each owner of a camp or his or her agent shall provide at locations hereinafter defined toilets, wash basins, slop basins, showers or baths or water faucets or spigots in accordance with the following:

- A. One toilet for each sex shall be provided for every six units or fraction thereof.
- B. Each room having three or less toilets shall be provided with one lavatory or washbasin.
- C. One shower or bathtub shall be provided for each sex for each 10 units or fraction thereof.
- D. All toilets, toilet facilities and bathtubs or showers shall be placed in properly constructed buildings located not more than 100 feet from each cottage or trailer unit.
- E. Buildings shall be well lighted at all times, well ventilated with screened openings and constructed of such moisture proof material as shall permit rapid and sanitary cleaning and washing.
- F. The floors shall be of concrete or similar material elevated not less than four inches above grade, and each room shall be provided with floor drains.
- G. Slop sinks or basins with water supply shall be provided to serve each four units and shall be constructed in accordance with design, size and material approval by the Board of Supervisors.

§ 193-11. Maintenance of records; display of permit.

Each camp shall be provided with an office in which shall be kept copies of all records pertaining to the management and supervision of the camp. Such records shall be available for inspection by the authorized officers of the township. A certificate, license or permit from the township shall be on display in a conspicuous place on the premises at all times.

§ 193-12. Register; rules and regulations.

- A. It shall be the duty of the owner or his or her agent to keep a register of all persons accommodated in the cabins, cottages, trailers or house-cars, which register shall include the names of all persons accommodated, their regular or home addresses and the number and description of their automobiles or other vehicles. Said register shall be open at all times to the inspection of the public.
- B. The owner or his or her agent shall prescribe rules and regulations for the management of the camp and make adequate provisions of the enforcement of such rules.

§ 193-13. Owner's responsibilities.

It shall be the further duty of the owner or his or her agent to:

- A. Provide for regular inspection of the water and the sanitary conveniences.
- B. Provide for the collection and removal of garbage or other waste material.
- C. Prohibit the placing or storage of unsightly material or vehicles of any kind.
- D. Provide for the regular cleaning, repairing and disinfecting of the camp.
- E. Take such other measures as may be deemed necessary by the Township Supervisors to preserve the health, comfort and safety of all persons residing in the camps and the general public.
- F. Cause dogs, cats or other pet animals to be kept under control at all times.
- G. Report to the Township Supervisors all cases of communicable disease affecting any one in the camp or the general public.

§ 193-13 TRAILERS AND CAMPGROUNDS § 193-16

H. Report immediately to the Township Supervisors all acts of disorderly character committed by any person or persons inside the camp.

§ 193-14. Inspection.

The Supervisors of the Township shall designate an officer to make a thorough inspection; semimonthly, of all camps located with the township. Said inspecting officer shall make a report to the Supervisors at their next meeting on the health and sanitary conditions found in each camp.

§ 193-15. Suspension of permit.

The Board of Supervisors may suspend any permit or license herein granted when it deems it to be of benefit to the public health, safety or morals.

§ 193-16. Violations and penalties.¹ [Amended 1-22-1997 by Ord. No. 265]

Any person or persons violating any of the provisions of this chapter shall, upon conviction thereof before the District Justice, be fined a sum not in excess of \$1,000 for each and every offense or be committed to the Allegheny County Jail for a period of not more than 30 days, or both such fine and imprisonment at the discretion of the District Justice. Each and every day that any camp shall be operated and used in violation of the provisions hereof shall constitute a separate and distinct offense and shall be subject to separate and distinct penalties hereunder.

¹ Editor's Note: See also Ch. 1, General Provisions, Art. III, Violations and Penalties.

