

WESTFIELD BOROUGH  
TIOGA COUNTY, PENNSYLVANIA

ORDINANCE NO. 342

AN ORDINANCE OF THE BOROUGH OF WESTFIELD, TIOGA COUNTY, PENNSYLVANIA, REGULATING TRAVEL TRAILERS; ESTABLISHING APPLICATION PROCEDURES AND FEES AND PROVIDING FOR THE ISSUANCE OF REVOCATION OF PERMITS; REQUIRING MINIMUM STANDARDS FOR STORAGE; AND PRESCRIBING PENALTIES FOR VIOLATIONS.

WHEREAS, the Council of the Borough of Westfield (hereinafter referred to as the "Borough") desires to establish regulations for Travel Trailers, as defined herein, within the Borough of Westfield; and

WHEREAS, the Council has determined that unregulated and/or unlawful installation, operation and use of Travel Trailers constitutes a public nuisance and is a threat to the health, welfare and safety of the community.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Council of the Borough of Westfield, Tioga County, Pennsylvania, as follows:

Section 1. Definitions. As used in this Ordinance, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

APPOINTED OFFICIAL – a person, or persons, designated by the Borough to implement the provisions of this Ordinance, as outlined herein.

OWNER – any individual, firm, trust, partnership, corporation, company association, or other legal entity which uses or leases spaces for travel trailers.

SEWER CONNECTION – all pipes, fittings, and appurtenances from the drain outlet of the travel trailer to the inlet of the corresponding sewer riser pipe.

TRAVEL TRAILER – a vehicle known as a camping trailer, travel trailer, RV, pickup coach, motor home, or any combination thereof and shall include a fold-down or pop-up trailer, or fifth wheel trailer typically used as a recreational sleeping place.

Section 2. Compliance of Existing Travel Trailers.

The owner of any property on which there are one or more Travel Trailers, and/or the owner of any Travel Trailers in existence at the date of adoption of this Ordinance must take all necessary steps to come into compliance with the terms and conditions of this Ordinance within 30 days of the adoption of this Ordinance.

Section 3. Lawful Uses.

1. Travel Trailers may be parked or stored in the Borough subject to the following regulations:
  - A. Parking or storage is permitted at any time inside an enclosed permitted building or structure.
  - B. Parking or storage is permitted outside under the following conditions:
    - i. Travel Trailers may only be parked in the side or rear yard of owner's property, and may not be parked in the front yard.
    - ii. Travel Trailers shall not be located closer than three (3) feet to any rear or side lot line, and twenty-five (25) feet from the front lot line or public right-of-way, provided the Travel Trailer can be parked or stored in a safe and secure manner so as not to be a hazard to either persons or property.
    - iii. Travel Trailer must be parked in such a manner so as to not restrict the visibility of traffic using an adjacent public street.
    - iv. A Travel Trailer's wheels must at all times be blocked or otherwise rendered immobile so as to prevent any movement of the vehicle while it is in a stopped position.
    - v. No more than one Travel Trailer may be parked on any lot.
  - C. Parking is permitted in a designated RV Park facility.
2. While parked or stored, Travel Trailers shall comply with the following restrictions:
  - A. No Travel Trailer may be parked on any public street for a period exceeding 24 hours.
  - B. No Travel Trailer may be parked on any public street while unattached.
  - C. No Travel Trailer may be used or occupied for dwelling, living, sleeping, or human habitation purposes at any time regardless of where parked or stored unless in a designated RV Park facility.
    - i. Exception for visitors of the Travel Trailer owner:
      - a. Travel Trailer is parked on a residential lot;
      - b. Any singular period of such use shall not exceed seven (7) calendar days; and
      - c. The combination of all periods of such use shall not exceed a total of fourteen (14) calendar days per year.
  - D. Permanent or temporary connection to sewage or water is prohibited unless in a designated RV Park facility.

- E. Use of a Travel Trailer for storage of goods, materials, or equipment other than those items considered to be part of the Travel Trailer or essential for its immediate use is prohibited.
- 3. Notwithstanding the previous provisions, an unoccupied Travel Trailer may be parked anywhere on the lot during active loading, unloading and servicing of the unit for a period of time not in excess of thirty-six (36) hours.
- 4. A person who is actively constructing a permitted dwelling within Westfield Borough, and has installed a permitted sewage facility and a potable source of water, may apply to the Westfield Borough Council for a special permit allowing the parking of and hooking up of water, sewer, electrical and fuel to a Travel Trailer on the lot, and adjacent to the dwelling being constructed for temporary living quarters for a period not to exceed six (6) months while actively constructing said dwelling. Permits may be extended for one (1) period of up to six (6) months by the Borough Council if applied for before the expiration of the first permit. The Travel Trailer must be removed immediately on expiration of the permit. The permit fee shall be set by Resolution of the Borough Council and shall be required for each six (6) month period.
- 5. Travel Trailers may be used for recreational purposes from April 1 to December 1. From December 2 through March 31, the Travel Trailer must be removed from the recreational lot or stored in accordance with the terms and conditions of this Ordinance.
- 6. No owner shall use or lease a Travel Trailer as a primary residence or living quarters, or permit the use or lease of a Travel Trailer as a primary residence or living quarters on their property, or use or permit the use of a Travel Trailer in violation of this Ordinance.
- 7. At all times, Travel Trailers must be licensed, registered, have a valid inspection sticker, and be in compliance with all laws of the Commonwealth.

Section 4. Unlawful Uses.

It shall be unlawful for the owner, occupant, or possessor of property to do one or more of the following:

- 1. Fail to obtain and post a proper permit as required in this Ordinance.
- 2. Discharge any wastewater upon the ground.
- 3. Violate any Ordinance of the Borough regarding septic systems and/or restrictions on privies.
- 4. Allow camping without sanitary facilities available on the property which comply with all rules and regulations of the Commonwealth and Borough.
- 5. Use a travel trailer for recreational purposes from December 2 to March 31.

6. Maintain, operate or use a Travel Trailer in any manner that has the effect of subverting or undermining the purpose of any building permits and sewage/privy ordinances.
7. Use a Travel Trailer as living quarters and/or human habitation unless for the specified exception herein.

Section 5. Fees.

A schedule of fees for applicants, permits and/or inspections shall be established by the Borough Council pursuant to Resolution.

Section 6. Refuse Disposal.

The storage, collection, and disposal of refuse in and around the area of the Travel Trailer shall be so managed as to not create a health hazard, rodent harborages, insect breeding areas, accidents or fire hazards or air pollution, and shall be in accordance with all Westfield Borough Ordinances.

Section 7. Penalties.

1. Any person or owner or any person acting as agent, employee, contractor, tenant or servant of said person or owner who shall violate any provision of this Ordinance shall, upon conviction thereof, be sentenced to pay a fine of \$1,000.00, or the maximum amount permitted by law, and shall be subject to imprisonment not to exceed thirty (30) days, or the maximum amount allowed by law, for the punishment of summary offenses. Each day that a violation of this Ordinance continues after notice shall constitute a separate offense.
2. Civil Enforcement
  - A. Nothing hereinabove shall prevent the Borough from initiating civil enforcement proceedings before District Justice or the Court of Common Pleas of Tioga County. If this Ordinance is enforced through civil enforcement proceedings, civil penalties shall be five hundred (\$500.00) dollars per violation, or the maximum amount permitted by law, together with all court and related costs and reasonable attorney fees. Each day that a violation of this Ordinance continues after notice shall constitute a separate violation.
  - B. In any case where a penalty for a violation of this Ordinance has not been timely paid and the person or owner upon whom the penalty was imposed is found to have been liable therefore in civil proceedings, the violators shall be liable for the penalty imposed, including additional daily penalties for continuing violations, plus court costs and reasonable attorney fees incurred by the Borough in the enforcement proceedings.

- C. The Borough reserves the right to enforce the provisions of this Ordinance in any manner permitted by law, and all fines and penalties collected for violations of this Ordinance shall be paid to the Borough.

Section 8. Repealer.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 9. Severability.

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 10. Effective Date.

This Ordinance shall be effective upon date of enactment.

DULY ENACTED AND ORDAINED this 13<sup>th</sup> day of June, 2023  
by the Borough Council of the Borough of Westfield, Tioga County, Commonwealth of  
Pennsylvania, in lawful session duly assembled.

WESTFIELD BOROUGH

ATTEST:

By:

*Aerie Nelson*  
Secretary

*Dennis R. Lahey*  
President

(SEAL)

APPROVED this 13<sup>th</sup> day of June, 2023

*Gal E. Bolley*  
Mayor