

**WILLIAMS TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
ORDINANCE NO. 10-401**

**AN ORDINANCE OF THE TOWNSHIP OF WILLIAMS, DAUPHIN
COUNTY, PENNSYLVANIA, REGULATING TRAVEL TRAILERS;
ESTABLISHING STANDARDS FOR PARKING, STORAGE, AND
TEMPORARY OCCUPANCY; AND PRESCRIBING PENALTIES FOR
VIOLATIONS.**

WHEREAS, the Board of Supervisors of WILLIAMS Township (the "Township") desires to establish regulations for Travel Trailers, as defined herein, within the Township of WILLIAMS; and

WHEREAS, the Board 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 Board of Supervisors of the Township of WILLIAMS, Dauphin County, Pennsylvania, as follows:

Section 1. Purpose

The purpose of this Ordinance is to protect the health, safety, and welfare of the residents of WILLIAMS Township by regulating the parking, storage, and use of travel trailers and recreational vehicles, and to ensure that such use does not create nuisances or health hazards, degrade property values, or conflict with existing ordinances and land use patterns.

Section 2. Definitions

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

DESIGNATED RV PARK FACILITY – A parcel of land lawfully used for the short-term placement of recreational vehicles or travel trailers with appropriate sewer, water, and electric hookups, authorized by permit from PA Department of Environmental Protection.

FRONT, SIDE, AND REAR YARD - The open spaces extending between the principal structure and the property lines. For properties without a principal structure, the yards shall be assumed to be 20 feet from all property lines, and 50 feet from any public right of way other than an alley.

OCCUPANCY / OCCUPIED - The use of a Travel Trailer for any human occupancy or use as an enclosed space, including sleeping, cooking, eating, residing, working, conducting business, meeting with others, or remaining inside for any period of time.

OWNER - Any person or entity owning, leasing, occupying, controlling, using, or maintaining a Travel Trailer, and/or any Property Owner who permits a Travel Trailer to be parked, stored, placed, or occupied on the Property.

PRIMARY RESIDENCE - Use of a Travel Trailer as a dwelling unit or place of habitation, whether continuous or intermittent, including use for sleeping, cooking, or living purposes as a person's residence.

PERMIT - A written authorization issued by the Township Code Enforcement Officer for the placement, storage, or temporary occupancy of a travel trailer.

PROPERTY OWNER - The person or legal entity listed on the deed as the current owner of record for the land on which the travel trailer is parked or stored.

PUBLIC RIGHT-OF-WAY - Any street, road, alley, or easement maintained by the Township for public use.

SEWER CONNECTION - All pipes, fittings, and appurtenances from the drain outlet of the travel trailer to the inlet of the corresponding sewer riser pipe. For properties with on-lot septic systems, this shall include connection to the on-lot septic system.

STORAGE USE - The parking of a travel trailer without occupancy or habitation for any length of time.

STRUCTURE - A building or improvement with a fixed location on the ground, excluding travel trailers or vehicles.

TEMPORARY USE/OCCUPANCY - The placement and/or occupancy of a travel trailer for recreational purposes, for a limited and defined period, not to exceed the maximums set by this Ordinance.

TRAVEL TRAILER - A vehicle known as a camping trailer, travel trailer, RV, pickup coach, motor home, park model or any combination thereof and shall include a fold-down or pop-up trailer, tiny homes or fifth-wheel trailer typically used as a recreational sleeping place. The term shall include any vehicle constructed and labeled from the factory as approved by RVIA (Recreational Vehicle Industry Association).

UNATTACHED TRAILER - A travel trailer that is not physically connected to a towing vehicle.

USE AS A STRUCTURE - The use of a Travel Trailer, whether occupied or unoccupied, as a place for business activity, storage of inventory, office space, meetings, customer traffic, or any commercial or non-residential activity, or as an accessory structure.

Section 4. Existing uses

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 60 days of the adoption of this Ordinance.

Section 5. Lawful Uses

- 1) Travel Trailers may be parked or stored in the Township subject to the following regulations:
 - a. Parking or storage is permitted at any time inside a fully 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 the owner's property and may not be parked closer to a public right-of-way than the principal building. In cases where there is no principal building, travel trailers shall not be parked closer than 50 feet to any public right-of-way.
 - ii. Travel Trailers shall not be located:
 1. Closer than twenty (20) feet to any rear or side lot line.
 2. Closer to any public right-of-way than the principal building other than an alley. Minimum setback from an alley is 10 feet measured from the edge of public right-of-way.
 3. In any manner that is a hazard to the health and welfare of the general public.
 - iii. Travel Trailers must not restrict visibility of traffic using adjacent public streets.
 - iv. Travel Trailer wheels must be blocked or immobilized.
 - c. Parking is permitted in a designated RV Park facility.
- 2) While parked or stored, Travel Trailers shall comply with the following:
 - a. No Travel Trailer may be parked on any public street for more than 24 hours.
 - b. No Travel Trailer may be parked on any public street while unattached.
 - c. Travel Trailers may not be used for Occupancy unless in a designated RV Park, except:
 - i. For a single period not exceeding seven (7) calendar days.
 - ii. With a total annual limit of 14 calendar days.
 - iii. Travel trailers SHALL NOT be used as a place of primary residence.
 - d. No permanent or temporary connection to sewer or water systems unless in an RV Park.

- e. Use of a Travel Trailer for general storage of unrelated items is prohibited.
 - f. Travel Trailers shall comply with the effective Williams Township Floodplain ordinance.
- 3) An unoccupied Travel Trailer may be parked anywhere on a lot for loading, unloading, or servicing for no more than 36 hours.
- a. EXCEPTION: travel trailers SHALL NOT be parked for any reason, including loading, unloading, or servicing, in ANY location that would restrict sight distance or pose a danger or threat to the users of adjacent streets or property.
- 4) No Travel Trailer may be used as a primary residence or rented out as such. This would include short-term rentals (i.e., AIR BNB, VRBO, and similar platforms).
- 5) All Travel Trailers must remain properly and currently licensed, registered, and inspected in accordance with state law.

Section 5. Unlawful Uses

It is unlawful for any person to:

- 1) Fail to obtain and post a permit required under Section 8.
- 2) Discharge wastewater onto the ground.
- 3) Violate any Township ordinance concerning septic or privy systems.
- 4) Allow camping without adequate sanitary facilities as required by law.
- 5) Undermine building or sewage permit requirements by using Travel Trailers improperly.
- 6) Use a Travel Trailer as a residence.
- 7) No Travel Trailer shall be used as a structure, office, business location, or accessory building on any lot whether occupied or unoccupied, and regardless of duration.

Section 6. Violations

- 1) Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the property owner and contain a statement of the violation(s) and an order to comply within 10 days of the date of service of the notice. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:
 - a. Delivered personally
 - b. A copy is sent by certified and registered mail addressed to the owner at the last known address with the return receipt requested.
 - c. A copy is posted in a conspicuous place on the property.

Section 7. Refuse Disposal

All refuse associated with Travel Trailers must be managed to prevent health hazards, pest infestations, fire hazards, and pollution, and must comply with all Williams Township ordinances.

Section 8. Permit Process

A permit issued by the Township Code Enforcement Officer is required for any Travel Trailer that is used for temporary occupancy on a property for more than seven (7) consecutive days. Applicants must submit a completed permit application form, a sketch showing the trailer's proposed location on the lot, proof of current registration and inspection, and the applicable permit fee. The Code Enforcement Officer shall review the application and issue or deny the permit within fifteen (15) business days. Permits for temporary occupancy shall be valid for a period of up to six (6) months and may be renewed once if the request is submitted prior to expiration. Temporary occupancy permits must be visibly posted on-site. Any permit may be revoked for noncompliance.

Section 9. Fees

A fee schedule for permits and inspections shall be set by resolution of the Township Board of Supervisors.

Section 10. Appeals and Variances

- 1) Denials or revocations may be appealed in writing to the Township Board of Supervisors within thirty (30) days of the decision. Permits are not transferable between properties or property owners.
- 2) Variance requests may be made to the Board of supervisors ONLY following a permit denial by the code enforcement officer.

Section 11. Penalties

- 1) 1 Any person who violates any provision of this Ordinance shall, upon conviction before the Magisterial District Judge having jurisdiction, be guilty of a summary offense and shall be sentenced to pay a fine of not less than Two Hundred Dollars (\$200.00), nor more than One Thousand Dollars (\$1,000.00) per violation, or the maximum amount permitted by law, plus costs of prosecution. In default of payment of the fine and costs, the defendant may be sentenced to imprisonment for a term not exceeding thirty (30) days, as permitted by law. Each day that a violation continues after notice shall constitute a separate and distinct offense. Each section of this Ordinance that is violated shall also constitute a separate offense.
- 2) In addition to, or in lieu of, summary enforcement, the Township may institute civil proceedings in a court of competent jurisdiction to enforce the provisions of this Ordinance, including actions in equity to prevent, restrain, correct, or abate violations, to compel compliance, and to recover the Township's costs of enforcement.
- 3) Public Nuisance – violation of this ordinance hereby constitutes a “public nuisance.”

Section 12. Repealer

All prior ordinances inconsistent with this Ordinance are repealed.

Section 13. Severability

If any provision of this Ordinance is declared invalid or unconstitutional, the remaining provisions shall remain in full force and effect.

Section 14. Effective Date

This Ordinance shall take effect upon adoption.

DULY ENACTED AND ORDAINED this 5th day of October 2026, by The Board of Supervisors of Williams Township, Dauphin County, Commonwealth of Pennsylvania, in lawful session duly assembled.

WILLIAMS TOWNSHIP SUPERVISORS

ATTEST:


Secretary/Treasurer