

CHAPTER 151: TRAILERS AND TRAILER PARKS

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§ 151.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

TRAILER. A house car, camp car, house trailer, trailer home, mobile home or other similar vehicle mounted on wheels, skids or rollers, either self-propelled or propelled by other means, including any such dismounted vehicle which has been placed on a masonry or other stationary foundation and which is used or designed to be used for permanent or semi-permanent living or sleeping quarters. This definition shall not include vehicles primarily designed for the transportation of goods.

TRAILER PARK. Any lot, tract or parcel of land used, maintained or intended to be used, maintained, leased or rented for occupancy by 1 or more trailers, together with accessory structures provided in connection therewith. This definition shall not include trailer sales lots on which unoccupied trailers are parked for the purpose of inspection and sale.

(1978 Code, § 9-4001)

§ 151.02 LOCATION OF TRAILERS REGULATED.

From and after the date of this chapter, it shall be unlawful for any person to place or maintain any trailer used for habitation or to use any trailer for living, sleeping or business purposes except upon premises located within a trailer park, a permit for which has been granted pursuant to the requirements of this chapter; provided, however, it shall be permissible to use a trailer for business or school purposes only in an area zoned for business or industry and except upon school premises and provided further 1 trailer may be parked or temporarily stored on any premises outside of a trailer park for a period not exceeding 72 hours, provided, further no living quarters are

maintained nor any business conducted therein while such trailer is so parked or temporarily stored.

(1978 Code, § 9-4002) Penalty, see § 10.99

§ 151.03 PERMIT FOR TRAILER PARKS REQUIRED.

It shall be unlawful for any person to construct, maintain or use any lot or other parcel of land within the corporate limits for a trailer park until application has been made and a permit therefore has been issued by the Board of Commissioners. The Board of Commissioners upon a finding of fact that a violation of the requirements of this chapter exists; provided, the owner, lessee, or other responsible person is notified in writing of such violation and after the expiration of 5 days from the date of receipt of such written notice. It shall be unlawful for any person, firm, or corporation to continue to operate such trailer court after 1 permit therefore, as required herein, has been revoked by the Board of Commissioners.

(1978 Code, § 9-4003) Penalty, see § 10.99

§ 151.04 LOCATION OF TRAILER PARKS REGULATED.

In the event a zoning ordinance is in effect, a trailer park shall be located only within those zoning districts where a trailer park is a permitted use. In the event a zoning ordinance is not in effect, the requirements of this chapter shall govern the location of trailer parks.

(1978 Code, § 9-4004)

§ 151.05 CONFLICT WITH HEALTH DEPARTMENT REGULATIONS.

In the event the State or County Board of Health has adopted regulations governing trailers or trailer parks, the requirements of this chapter or the requirements of the State or County Board of Health, whichever is more stringent, shall govern.

(1978 Code, § 9-4005)

§ 151.06 UTILITIES REQUIRED.

- (A) *Water supply.* An adequate and safe supply of water shall be readily available at the trailer park site. This requirement shall be deemed to have been met:
 - (1) When an approved connection is made to the municipal water system; or
 - (2) When an independent water supply capable of furnishing 150 gallons of water per day per available trailer space and which has been approved by the County Health Department as a safe supply of drinking water is available on the trailer park site.

- (B) *Sanitary sewer.* Each trailer park shall be required to have a connection with the municipal sanitary sewer system in the manner as required elsewhere in this chapter. Any extension on the municipal sanitary sewer system required to comply with this

requirement shall be made in accordance with the utility extension ordinances or policies of the town then in effect.

(1978 Code, § 9-4006)

§ 151.07 SITE REQUIREMENTS.

- (A) Trailer parks shall comply with the area, location and other dimensional requirements of this section. Prior to granting a permit for a trailer park, the governing body may require the owner or developer to submit a complete plan of the proposed park, showing the location of the boundaries of the trailer park property, proposed vehicle exits, entrances and off-street parking spaces, trailer space layout and such other information as the Board of Commissioners may deem necessary in order to determine if all requirements of this and other applicable ordinances are to be met.

- (B) Site requirements for all trailer parks shall be as follows:
 - (1) The minimum size lot, tract or parcel of land to be used shall not be less than 20,000 square feet and such site shall have an average width of not less than 100 feet;
 - (2) The minimum size trailer site area or separate lot to be occupied by 1 trailer shall be 25 feet by 50 feet and such site shall be identified by markers placed at each corner;
 - (3) No trailer shall be placed within 5 feet of its individual trailer site or lot line as established in subsection (2) above or within 10 feet of any other trailer side to side and not less than 14 feet of any other trailer end to end;
 - (4) No trailer shall be located within 35 feet of any street or exterior boundary line of the trailer park;
 - (5) One off-street automobile parking space shall be provided on the site in an approved manner for each separate trailer unit. Such off-street parking space shall be set aside in a location convenient to the occupants of the trailer units and shall have ingress and egress by means of a public way. Where parking areas are provided adjacent to a public street, ingress and egress thereto shall be made accessible only through driveways or openings not exceeding 25 feet in width at the curb line of the street.

(1978 Code, § 9-4007)

§ 150.08 FACILITIES REQUIRED.

Each trailer park shall provide minimum facilities for trailer occupants as follows:

- (A) (1) Enclosed bathroom facilities shall be constructed which have an approved connection to the required on-site water and sanitary sewer facilities, and

such facilities shall be designed in order that 2 wash basins, 2 toilets and 1 shower are available for each 4 trailers the park is designed to accommodate, and separate facilities shall be provided for both men and women. The bathroom structure and all plumbing installations shall conform to the applicable state or town building and plumbing codes.

- (2) In lieu of installing toilet facilities as required above, a separate sewer connection for each trailer space within the trailer park may be constructed, provided, each trailer shall be required to make a separate connection with such sanitary sewer facilities immediately upon occupying a trailer site. A minimum 4-inch connection shall be required and shall have approved fittings to insure a watertight connection and means for capping or closing such connection when it is not in use.
 - (3) In lieu of the wash basin and shower facilities required above, approved water connections may be made to each trailer, provided each trailer is connected to the sanitary sewer system in the manner provided for herein.
- (B)
- (1) One garbage and trash container (30-gallons' maximum capacity) shall be provided for each trailer. Containers shall be placed on racks which are approved by the County Health Department and such racks shall be located within the trailer park at a point which is readily accessible for collection.
 - (2) In lieu of requiring individual garbage and trash containers for each trailer, other approved garbage and trash disposal facilities may be provided with the approval of the governing body.
- (C) Access driveways shall be constructed within trailer parks when trailers are to be located more than 100 feet from a public street or off-street parking space. Other approved access driveways may be constructed at the option of the owner. All driveways shall be graded to a width of 15 feet for 1-way drives and to a width of 25 feet for 2-way drives. All driveways shall be kept opened and shall be constructed and maintained in such manner as to be passable to vehicular traffic under all weather conditions.

(1978 Code, § 9-4008)

§ 151.09 GENERAL SANITATION.

It shall be the duty and responsibility of the owner or his authorized agent to keep the trailer park in a reasonably clean and sanitary condition at all times and to maintain and keep in good repair all required trailer park facilities. All waste water from washing machines and other similar sources shall be discharged into the sanitary sewer system and under no circumstances shall such waste be discharged on the ground or in streams.

(1978 Code, § 9-4009)