

Chapter 22

TRAILERS AND TRAILER PARKS*

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*Cross references—Buildings and building regulations, Ch. 5; zoning, Ch. 24.

State law reference—General authority to regulate house trailer camps, etc., Town Law, § 130(21).



ARTICLE I. IN GENERAL

Sec. 22-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Trailer coach means a house trailer, mobile home or any other structure or vehicle originally designed, built, constructed or manufactured to be conveyed upon highways or streets, whether same is situated or located upon wheels, jacks, foundations (temporary or permanent), slabs or otherwise and/or whether or not added to or made a part of another building or structure.

Trailer coach lot means a unit of level adequately-drained ground of definite size, clearly indicated by corner markers for the placing of a trailer coach or a trailer coach and tow car.

Trailer park or park means any site, lot, field or tract of ground upon which two (2) or more trailer coaches are placed. "Trailer park" includes any building, structure, tent, vehicle or enclosure used or intended to be used as a part of the equipment of a trailer.

(Code 1966, § 38-1)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 22-2. Parking outside of trailer park.

(a) It shall be unlawful for any person to park any trailer coach on any street, alley, highway or other public place for any length of time in excess of seventy-two (72) hours.

(b) It shall be unlawful for any person to use for human occupancy any trailer coach, except that:

- (1) The owner of a trailer coach may park one (1) unoccupied trailer coach upon premises occupied by the owner.
- (2) A contractor actually engaged in construction, may obtain a permit from the permit officer to park two (2) trailers on the premises on which the construction is taking place for the purpose of storing materials, and for use as an office from the transact-

ing of business directly related to the construction taking place, and one (1) trailer for use as a shelter and sleeping quarters only, for one (1) person, to be designated in the permit as the night watchman.

- (3) A business engaged in the sale of trailers, which is located in a district where such a business is allowed may park trailers on the premises on which the business is carried on for the purpose of display only to the public.

(c) The parking of trailers on the lands of the resident owner, upon premises under construction and upon premises engaged in the sale of trailers shall be upon the express condition that the parking or storing of any such trailer shall be in conformance with chapter 24. Nothing in this section shall permit the maintenance of living quarters or the conducting of any business in such trailer coach while so parked or stored except as expressly provided in this section.

(d) It shall be unlawful for any person or any owner or lessee of property to park or permit to be parked any trailer coach of any kind for the purpose of storing any materials, tools or equipment, goods, wares or merchandise, or for the purpose of office space, on any property within the town for a period of thirty (30) days or more, except upon a special permit. The town board may grant a special permit for a period not to exceed one (1) year for the purpose of storing materials, tools or equipment, or for the purpose of office space. The permit may contain such stipulations and restrictions as the town board may determine to be appropriate. (Code 1966, § 38-2)

Secs. 22-3—22-20. Reserved.

ARTICLE II. TRAILER PARKS

DIVISION 1. GENERALLY

Sec. 22-21. Scope.

This article applies to trailer parks.

Sec. 22-22. Inspection.

The county health officer shall have the authority to enter and inspect for health and sanitation purposes any trailer park at any reasonable time.

(Code 1966, § 38-16)

Sec. 22-23. Registration.

(a) Each trailer park shall keep a record of all guests, noting:

- (1) Name and address of each occupant.
- (2) License numbers of all units.
- (3) State issuing such licenses.

(b) Each park shall keep a copy of the registry available for inspection at any time by any authorized person, and shall not destroy such registry until the expiration of twelve (12) months from the date of separation.

(Code 1966, § 38-12)

Sec. 22-24. Lot size and setbacks.

Each trailer lot shall have an area not less than five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of thirty-five (35) feet. Each coach to be located at least ten (10) feet from any building and at least three (3) feet from the property line.

(Code 1966, § 38-5(B))

Sec. 22-25. Disease control.

It shall be the duty of the permittee under this article to notify immediately the county health officer of any communicable disease in the park.

(Code 1966, § 38-13)

Sec. 22-26. Required facilities generally.

Each park shall provide sanitary conveniences such as toilets, washrooms, laundries and services and utilities including water supply, sewage disposal, lighting, garbage disposal and incinerators commensurate with the regulations set forth in this article.

(Code 1966, § 38-5(C))

Sec. 22-27. Water supply.

(a) A sufficient supply of pure healthful drinking water, approved by the county department of health not more than one hundred (100) feet from any trailer coach shall be provided in convenient locations. No common drink vessel shall be provided. Waste from this supply shall be emptied into a drain connected to an approved disposal system. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities. There shall be no drinking water in a toilet compartment.

(b) If the water is from a private source, periodic tests shall be made as requested by the department of health at the expense of the permittee.

(Code 1966, § 38-6)

Sec. 22-28. Toilets.

(a) Each park shall provide flush toilets in conveniently located buildings not more than two hundred (200) feet from each trailer coach. The buildings shall be lighted at all times, ventilated with screened openings, and constructed of moistureproof material permitting satisfactory cleaning. The floors shall be concrete covered base or six-inch concrete curb well extending at least six (6) inches above the floor shall be provided and the interior walls and ceilings of such building shall be of smooth material painted with a light colored paint.

(b) Toilets shall be enclosed in separate compartments.

(c) Separate toilets shall be provided for each sex and so marked with appropriate signs, but may be contained within the same building, having doors at least eight (8) feet apart.

(d) Toilets shall be provided in the ratio of one (1) toilet for every eight (8) families, one (1) toilet for every sixteen (16) males and in addition every male toilet room shall have one (1) urinal for every twenty (20) males, but in no case shall any male toilet room be without one (1) urinal.

(Code 1966, § 38-7)

Sec. 22-29. Lavatories.

Toilet rooms shall contain one (1) lavatory with hot and cold running water for each two (2) toilets for each sex, but in all cases a minimum of one (1) lavatory in each toilet room.

(Code 1966, § 38-8)

Sec. 22-30. Showers and laundry.

(a) Separate bathing facilities for each sex shall be provided not more than two hundred (200) feet from the most remote trailer coach. There shall be one (1) shower for each eight (8) families at least three (3) feet square or a standard acceptable portable unit with a dressing compartment of nine (9) square feet, with one (1) dressing room required for each three (3) showers.

(b) Laundry facilities shall be provided in the ratio of one (1) double tray for each fifteen (15) trailer coaches.

(c) The construction of the showers, laundry and utility building shall be the same or similar to that designated for the toilets by section 22-28. (Code 1966, § 38-9)

Sec. 22-31. Sewage and refuse disposal.

(a) Waste from showers, toilets and laundries shall be wasted into a public sewer system in such manner as provided by state department of health or into a private sewer and disposal plant or septic tank system approved by the same department.

(b) All kitchen sinks, wash basins or lavatories, bath or shower tubs in any trailer coach located in any trailer park shall empty into an approved receptacle or disposal system.

(c) If a trailer is equipped with a chemical toilet, such facility may be used so long as it does not become objectionable at which time its use shall cease and thereafter shall use park facilities as ordered by the department of health or any town authorized officer.

(Code 1966, § 38-10)

Cross references—Sewers and sewage disposal, Ch. 18; solid waste, Ch. 19.

Sec. 22-32. Garbage receptacles.

One (1) garbage receptacle of metal with tight-fitting cover shall be provided for each trailer unit and one (1) large trash can for every two (2) trailers. These receptacles shall be kept in sanitary condition and emptied periodically by the permittee or his agent.

(Code 1966, § 38-11)

Cross reference—Solid waste, Ch. 19.

Sec. 22-33. Drainage and roads.

Each park shall be located on a well-drained site suitable for the purpose with adequate entrance road at least twenty (20) feet wide.

(Code 1966, § 38-5(A))

Secs. 22-34—22-40. Reserved.**DIVISION 2. PERMIT****Sec. 22-41. Required.**

It is unlawful for any person to construct or operate a trailer park in the town without a permit from the town board.

(Code 1966, § 38-3(A))

Sec. 22-42. Application and plot plan.

(a) An application for a trailer park permit or a renewal thereof shall be made on printed forms furnished by the town clerk and shall include the name and address of the owner of the tract of land to be used for a trailer park, and if title to the land is vested in a person other than the applicant, an affidavit signed by the owner must be submitted with the application stating that the applicant may construct or maintain the park and make application for a permit.

(b) In addition, an applicant for a trailer park permit shall state that he, as agent or owner, shall be responsible for the proper maintenance and upkeep of proposed park. He shall submit a park plan containing the following information:

- (1) Boundaries of plot and areas.
- (2) Drawings, entrances and exits and walkways.
- (3) Trailer site or lot.

- (4) Number and location of sanitary conveniences including proposed toilets, washrooms, laundries and drying area.
 - (5) Method and plan of sewage disposal.
 - (6) Method and plan of garbage disposal.
 - (7) Water supply.
 - (8) Electric lighting.
 - (9) Incinerator area.
 - (10) Owner's and operator's names and addresses.
- (Code 1966, §§ 38-3(B), 38-4)

Sec. 22-43. Issuance.

Trailer park permits may be issued or renewed by the town board only after a favorable recommendation by the majority of the planning board, and a certification from the town engineer that the proposed trailer park complies with all of the provisions of this article and all other applicable laws.

(Code 1966, § 38-3(C))

Sec. 22-44. Expiration.

A trailer park permit expires at the end of the calendar year for which it was issued.

(Code 1966, § 38-3(B))

Sec. 22-45. Revocation or suspension.

If, upon inspection, it is found that a permit holder has violated any provision of this chapter, the county health officer or the town board may revoke or suspend the trailer park permit and order the trailer coach parking removed or the trailer park closed after notice and proper hearing.

(Code 1966, § 38-16)