

Chapter 20
TRAILER COACHES AND TRAILER COACH PARKS*

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ARTICLE I. IN GENERAL

Sec. 20-1. Definitions.

For the purpose of this chapter the following words and phrases shall have the meanings ascribed to them in this section:

Trailer coach shall mean any portable structure or vehicle so constructed and designed as to permit occupancy thereof for temporary or permanent dwelling, sleeping or storage, office or business purposes, regardless of whether equipped with wheels or resting on any type of temporary or permanent foundation.

Trailer coach park shall mean any site, lot, field or tract of ground upon which one (1) or more trailer coaches are placed regardless of whether or not a charge is made for such accommodation, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such park.

Trailer coach, permanent shall mean any trailer coach parked or located in a trailer coach park for eight (8) or more days.

Trailer coach space shall mean a plot of ground within a trailer coach park designed for the accommodation of one (1) trailer coach.

Trailer coach, transient shall mean any trailer coach parked or located in a trailer coach park for seven (7) days or less.

Sec. 20-2. Enforcement of chapter.

The building official shall be the official charged with enforcing this chapter.

Sec. 20-3. Location or parking of trailer coaches.

- (a) It shall be unlawful for any person to park, for use or occupancy, any trailer coach of any kind overnight on any street, alley, highway or other public place.
- (b) No trailer coach shall be parked or located for use or occupancy on any tract of land except as provided in this chapter.
- (c) No trailer coach shall be parked or located and used or occupied on any tract of land other than within an authorized trailer coach park except those trailer coaches for which building permits have been issued prior to the date of adoption of the ordinance from which this chapter derives. Such permit shall become void upon the moving of the trailer coach from the site or upon violation of any of the applicable ordinances.
- (d) All trailer coaches parked within the confines of the state fairgrounds during the holding of the Piedmont Interstate Fair are excepted from the terms and conditions of this chapter so long as they comply with the sanitary laws of the city.
- (e) A trailer or trailer coach may be used on a temporary basis for office, business or storage purposes during the construction or reconstruction of a building or structure for which a building permit has been issued and is outstanding in the city for such period of time not to exceed twelve (12) months as may be authorized by the building official. The trailer or trailer coach permit may not be issued at the time of obtaining a footing permit but may be issued after a building permit for the construction or reconstruction of the permanent structure has been issued; the permit will become void if construction or reconstruction on the principal structure is not begun within sixty (60) days after issuance of the permit. Where construction has been continuously and diligently proceeding during the entire twelve (12) months and additional time is needed in order to complete construction or reconstruction of the permanent structure, the building official is authorized to grant a trailer coach permit for such additional reasonable time as may be necessary.

- (f) No trailer or trailer coach may be used for office, business or storage purposes on a permanent basis. Use for such purposes on a temporary basis shall be permitted only as specifically set forth in this section.
- (g) A trailer or trailer coach may be used on a lot or tract of land on a temporary test basis for office or business purposes for a period not to exceed six (6) months; the purpose for which a permit may be issued shall be to test physical location to determine whether or not such location is suitable for the office or business purpose of the applicant. The trailer permit shall be issued after written application is made to the city manager, through the appropriate department, setting forth the name and address of the owner of the property, the name and address of the proposed owner of the business, type, size and cost of the permanent structure to be erected in the event the test permit proves successful. The city manager is authorized to issue a permit only after a favorable recommendation for the issuance of same is approved by city council. If the test proves successful the applicant must comply with the provisions of subsection (e) of this section. A trailer or trailer coach permitted under this subsection may be granted a three-month extension to remain on the lot or tract where located on the favorable vote of city council.

Sec. 20-4. Removal of trailer wheels.

Any action towards the removal of wheels except for temporary purposes of repair, or other action to attach the trailer to the ground by means of posts, piers, foundation or skirting within a trailer coach park, shall subject the trailer to the classification of a permanent trailer coach.

Sec. 20-5. Effect of violations of chapter.

- (a) All permits and licenses issued to individual trailer coach owners or occupants and to operators or owners of trailer coach parks are valid only so long as this chapter and other ordinances of the city are not violated and all applicable regulations are complied with. Upon any violation, lack of compliance, development of a nuisance, or breach of the peace, in addition to the penalties provided therefor, the permit or license for any trailer coach or trailer coach park may be revoked by the building official or city recorded, as the case may be.
- (b) In addition to the penalties provided for violations, the city may secure the abatement of the violation, or removal

of any trailer coach, or closing of any trailer coach park violating this chapter or other ordinances of the city by proceeding in any court of competent jurisdiction.

Secs. 20-6--20-25. Reserved.

**ARTICLE II.
TRAILER COACH PARKS**

DIVISION 1. GENERALLY

Sec. 20-26. Location; permit required.

- (a) It shall be unlawful for a trailer coach park to be developed, maintained, operated or occupied in the city unless such park has been located in accordance with the zone districts designated as R-6, B-3, or B-4 in the zoning ordinance of the city and a permit issued by the building official.
- (b) All trailer coach parks operated in violation of this section shall be considered illegal and shall be abated, and the owner thereof shall be guilty of a misdemeanor.

Sec. 20-27. Application for permit; park plan required; fee.

- (a) Application for a permit to develop, operate and maintain a trailer coach park shall be made to the building official upon forms supplied by that office and shall be accompanied by a plan of the park. Prior to the issuance of a permit by the building official such plan shall first be submitted to and approved by the public works director and the planning commission subject to the regulations of the zoning ordinance.
- (b) The fee for a permit shall be twenty-five dollars (\$25.00) minimum, plus five dollars (\$5.00) for each trailer coach space over five (5).

Sec. 20-28. Contents of park plan.

The park plan required by section 20-27 to be submitted with the application for a trailer coach park permit shall provide a description and map clearly setting out the following information:

- (1) The extent and area to be used for trailer coach park purposes;

- (2) Driveways and entrances and exits, roadways and walkways;
- (3) Location and identifying numbers of sites for trailer coaches and buildings;
- (4) Location and quantity of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying spaces, children's play areas and utility rooms;
- (5) Method and plan of sewage disposal;
- (6) Location and quantity of garbage receptacles;
- (7) Plan of water supply;
- (8) Plan of electric lighting;
- (9) A statement that the applicant has complied with the mobile home park design standards of the zoning ordinance.

Sec. 20-29. Business license required; permit prerequisite to issuance of license.

- (a) No person shall operate a trailer coach park without a business license therefor. After a permit has been issued, the person developing or operating a trailer coach park shall obtain such business license. Applications for a business license shall be made to the city license inspector and the applicant shall present the permit before the license may be obtained.
- (b) All trailer coach parks operated in violation of this section shall be considered illegal and shall be abated, and the owner thereof shall be guilty of a misdemeanor.

Sec. 20-30. Clothes drying space; play space.

Clothes drying space shall be provided in the trailer park with an aggregate area equivalent to at least eighty (80) square feet for each trailer coach space. Play space for children shall be provided in the park with an aggregate area of not less than one hundred (100) square feet for each trailer coach space.

Sec. 20-31. Fire protection.

Every trailer coach park shall be equipped at all times with one (1) fire extinguisher in good working order for every ten (10) trailer coach spaces located not farther than one hundred (100) feet from each trailer coach space. No open fire other than for outdoor cooking purposes shall be permitted at any time. Fire extinguishers shall be as approved by the fire department.

Cross reference(s)--Fire prevention and protection, Ch. 7.

Sec. 20-32. Animals and pets.

No dog, cat or other pet animal shall be permitted by the owner thereof to run at large except in compliance with applicable city ordinances, or to commit any nuisance within the limits of any trailer coach park.

Sec. 20-33. Numbering of trailer coach spaces.

Each trailer coach space shall be identified with a number or a permanent marker plainly visible from the drives within the park.

Sec. 20-34. Communicable diseases in trailer coach parks.

It shall be the duty of the trailer coach park attendant to notify immediately the health department of any communicable disease in the park.

Sec. 20-35. Register of trailer coaches, etc., to be kept.

- (a) It shall be the duty of the licensee of a trailer coach park to keep an accurate register containing a record of all trailer coaches, owners and occupants located within the trailer coach park. The register shall contain the following information:
- (1) Name and address of owner and each occupant;
 - (2) The trailer coach space number in which the trailer coach is parked and whether such space is for transient or permanent occupancy;
 - (3) Date of entering trailer coach park;
 - (4) Date of leaving trailer coach park;

- (5) The license number with state of issuance, make, model and year of each trailer coach and the automobile by which it is towed.
- (b) The park shall keep the register available for inspection, at all times, by law enforcement officers, public health officials and other officials, whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of one (1) year following the date of registration. This registration requirement shall be effective upon present as well as future operators of trailer coach parks.

Secs. 20-36--20-55. Reserved.

**DIVISION 2.
FACILITIES REQUIREMENTS GENERALLY**

Sec. 20-56. Compliance required; inspecting official; effect of noncompliance.

- (a) Each trailer coach park shall provide sanitary facilities, water supply, sewerage and provisions for garbage collection, and other utilities in accordance with the requirements of this article and which meet the approval of the building official. No business license shall be issued until after certification by the building official of compliance with applicable requirements and ordinances. All special permits and business licenses for trailer coach parks shall be temporary and shall be valid only during the period that the park complies with the following requirements, with applicable city ordinances, and with the requirements, with applicable city ordinances, and with the requirements of the building official. The building official shall be the inspecting official and shall have the power of revoking the permit and business license.
- (b) All existing trailer coach parks shall comply with the requirements of this division within six (6) months from the effective date of the ordinance from which this chapter derives.

Sec. 20-57. Inspections.

The register and the trailer coach park shall be checked periodically by the city to determine compliance with the transient and permanent trailer coach requirements of this article.

Sec. 20-58. Plumbing work to conform to plumbing code.

All plumbing installations, alterations or repairs in the trailer coach park shall be done in accordance with the provisions of the plumbing code of the city.

Sec. 20-59. Electrical work to conform to electrical code.

All electrical work in a trailer coach park shall be in conformity with the electrical code of the city.

Secs. 20-60--20-80. Reserved.

**DIVISION 3.
FACILITIES FOR TRANSIENT TRAILER COACHES**

Sec. 20-81. General requirements.

All utility, service and other buildings, plumbing and electrical wiring within a trailer coach park shall comply with the building plumbing and electrical codes of the city. All service buildings shall be well lighted at all times of the day and night, shall be well ventilated and shall be screened. All service buildings shall be adequately heated.

Sec. 20-82. Water supply.

A sufficient supply of pure healthful drinking water obtained from the public water supply and approved by the department of health, not more than one hundred and fifty (150) feet from any nonpermanent trailer coach space, shall be provided in convenient locations. No common drinking vessel shall be provided or used. 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 toilet compartments.

Sec. 20-83. Toilet facilities.

- (a) The park shall provide flush toilets in conveniently located buildings not more than one hundred and fifty (150) feet from each nonpermanent trailer coach space. The buildings shall be well lighted at all times, ventilated with screened openings and the inside walls and ceilings finished with a smooth surface impervious to moisture permitting

satisfactory cleaning. The floors shall be concrete or similar material slightly pitched to a floor drain with a concrete curb not less than six (6) inches in height completely surrounding the floor.

- (b) Toilets shall be enclosed in separate compartments, with fly doors, and have a minimum width of two (2) feet and eight (8) inches. Toilets shall be provided for each sex and shall be either in separate buildings at least twenty (20) feet apart or shall be separated, if in the same building, by a sound-proof wall.
- (c) Toilet facilities for women shall consist of not less than one (1) flush toilet and lavatory with hot and cold running water for every eight (8) nonpermanent trailer coach spaces. Toilet facilities for men shall consist of not less than one (1) flush toilet, one (1) lavatory with hot and cold running water and one (1) urinal for every fifteen (15) nonpermanent trailer coach spaces.
- (d) Each toilet room or compartment within the park shall contain not less than one (1) lavatory with hot and cold running water. Each toilet shall be in a private compartment.

Sec. 20-84. Bathing facilities.

Bathing facilities for each sex shall be provided. Such facilities shall be either in separate buildings at least twenty (20) feet apart or shall be separated, if in the same building, by a soundproof wall. Bathing facilities for men shall consist of not less than one (1) shower or tub for each ten (10) nonpermanent trailer coach spaces. Bathing facilities for women shall consist of not less than one (1) shower or tub for each eight (8) nonpermanent trailer coach spaces. Each shower and tub shall be in a private compartment. Bathing facilities shall be located not more than two hundred (200) feet from any nonpermanent trailer coach space and shall be in buildings of the same or similar construction as designated for toilets.

Sec. 20-85. Laundry facilities.

Laundry facilities shall be provided in the ratio of one (1) double laundry tub or washing machine and ironing board for every fifteen (15) nonpermanent trailer coach spaces. An electrical outlet supplying current sufficient to operate an iron shall be located conveniently near each ironing board. Laundry facilities shall be provided in a building or compartment of a building separate from all other facilities of the park.

Sec. 20-86. Sewerage and refuse disposal.

- (a) Each nonpermanent trailer coach space shall be provided with a four-inch or greater diameter sewer drain connected into the public sewer system in a manner approved by the appropriate city department, or into a private sewerage disposal plant or septic tank system approved by the appropriate city department. All kitchen sinks, wash basins or lavatories, and bath or shower tubs in any trailer coach located in any trailer coach park shall empty into such drain. Wastes from showers, toilets, slop sinks and laundries shall be wasted into a public sewer system in such a manner as approved by the appropriate city department or into a private sewer and disposal plant or septic tank system approved by the same department. Wastes from laundry tubs or machines shall bypass septic tanks, if used, and connect directly to the system of drain tiles.
- (b) Toilets and water closets in individual trailer coaches and within the park, not connected in an approved manner with an approved disposal system, shall not be used, and it shall be further unlawful for any person to use or permit the use of such fixtures.

Sec. 20-87. Garbage receptacles.

Tightly-covered metal garbage cans not to exceed twenty (20) gallons in capacity shall be provided in quantities equal to not less than one (1) receptacle for every three (3) nonpermanent trailer coach spaces. Garbage cans shall be located not farther than one hundred (100) feet nor closer than eight (8) feet from any nonpermanent trailer coach space. The cans shall be kept in a sanitary condition at all times. The park shall supply supervision to prevent littering the ground with rubbish and debris. Garbage cans shall be so located with respect to the drives within the park that expedient and convenient collection may be made by the city's collectors.

Sec. 20-88. Additions to trailer coaches prohibited.

No permanent additions of any kind whatsoever shall be built onto or become a part of any transient trailer coach.

Secs. 20-89--20-100. Reserved.

DIVISION 4.
FACILITIES FOR PERMANENT TRAILER COACHES

Sec. 20-101. General requirements.

- (a) Any trailer coach that shall be parked or located in a trailer coach park for eight (8) or more days shall be provided with the following facilities and the space that it occupies shall be known as a permanent trailer coach space. No permanent trailer coach shall occupy a space other than a permanent trailer coach space.
- (b) Permanent trailer coaches shall also be subject to the same general requirements specified in section 20-81.

Sec. 20-102. Water supply.

A sufficient supply of pure healthful drinking water obtained from the public water supply and approved by the health department shall be located within each permanent trailer coach.

Sec. 20-103. Kitchen sink, toilet and bathing facilities.

Each permanent trailer coach shall have a kitchen sink, flush toilet, lavatory and tub or shower.

Sec. 20-104. Laundry facilities.

Laundry facilities shall be the same as specified for transient trailer coaches in section 20-85, except that the facilities shall be provided in a quantity of not less than one (1) facility for each eight (8) permanent trailer coach spaces.

Sec. 20-105. Sewerage and refuse disposal.

Sewerage and refuse disposal facilities shall be the same as specified for transient trailer coaches in section 20-86.

Sec. 20-106. Garbage receptacles.

Garbage receptacle requirements shall be the same as specified for transient trailer coaches in section 20-87.

Sec. 20-107. Additions to trailer coaches.

Permanent additions may be constructed upon, adjacent to or over permanent trailer coaches; provided, that a building permit is obtained for such additions and that the additions comply with the building, electrical and plumbing codes and other applicable ordinances; and further provided, that no addition encroaches upon the required open space between trailer coaches, coaches and buildings, and between buildings or coaches and the lot lines.