

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

PART 1

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PART 1

MOBILE HOME PARK REGULATIONS

§ 14-101. DEFINITIONS. [Ord. 11-56, 6/11/1956, § 1; as amended by Ord. 9-57, 2/6/1957; and by Ord. 18-83, 12/22/1983]

As used in this Part:

DEPENDANT TRAILER COACH — One which does not have a water closet and bathtub or shower.

INDEPENDENT TRAILER COACH — One which does have a water closet, bathtub or shower.

SERVICE BUILDING — A building housing communal toilet, laundry or other sanitary facilities necessary for the health and convenience of the trailer occupants.

TRAILER COACH — Any vehicle used or maintained for use as a conveyance upon highways or City streets, so designed and so constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons.

TRAILER COACH LOT — 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 — Any site, lot, field or tract of ground upon which two or more trailer coaches are placed and shall include any building, structure, tent, vehicle or enclosure used on intended for use as a part of the equipment of such park.

§ 14-102. DEPENDENT TRAILERS NOT TO BE USED. [Ord. 11-56, 6/11/1956, § 1A; as amended by Ord. 18-83, 12/22/1983]

No additional dependent trailers shall be used for occupancy in the City of Hermitage and no dependent trailer whatsoever shall be used for human occupancy after July 1, 1959.

§ 14-103. TRAILER PARKING OUTSIDE A TRAILER PARK. [Ord. 11-56, 6/11/1956, § 2; as amended by Ord. 18-83, 12/22/1983; and by Ord. 11-98, 9/23/1998]

1. **Parking on Streets.** It shall be unlawful within the limits of the City of Hermitage for any person to park any trailer coach on any street, alley, highway or other place for more than one hour.
2. **Parking or Use of Trailers on Private Land.** Except for the parking of unused and unoccupied trailers for sales of trailers only in accordance with the Zoning Ordinance [Chapter 27] no trailer coach shall be parked, used or occupied on any tract of ground within the City of Hermitage except as provided in this Part.
3. **Parking on the Premises of an Occupied Dwelling.** No person shall park, use or occupy any trailer coach for more than 48 hours on the premises of any occupied dwelling, unless a permit therefor shall have been first obtained, nor shall any person permit such parking, use or occupancy of his premises unless the occupant of the trailer coach shall first have been obtained a permit therefor.
4. A permit shall be obtained by the trailer coach occupant for any location on private ground outside of the trailer park from the City Building Sanitation Officer. The permit shall be for a period of five days only and at a fee in an amount as established from time to time by resolution of the Board of Commissioners. The permit shall be granted only upon written consent of the owner, legal agent of the owner or the lessee of the location for which the permit is issued. Permit may be extended for five day periods at the same fee for a total time of not more than three months.
5. Applications for the permit shall contain the street and number of the occupied dwelling, the name of the occupant of the said dwelling and his permission to locate a statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling house for their

use and a statement that all waste water from trailer coach sinks shall be emptied into a proper sewer connected fixture. Application for permit to locate on a vacant lot shall contain the street with the name and approximate distance from the nearest intersection, a statement of the nature and location of sanitary facilities and a statement that all waste water from the trailer coach shall be emptied into a proper sewer connected fixture.

6. **Trailer on Vacant Lots.** No trailer coach shall henceforth be placed on a vacant lot within the City for any purpose other than temporary use as an office only in relation to and on the site of construction activity.
7. **Use of Plumbing Fixtures.** The use of trailer coach plumbing fixtures is prohibited unless such use has been approved by the City Building Sanitation Officer and a permit granted therefor.

§ 14-104. PERMIT FOR TRAILER PARK. [Ord. 11-56, 6/11/1956, § 3; as amended by Ord. 18-83, 12/22/1983; and by (Ord. 11-98, 9/23/1998)]

1. It shall be unlawful within the City of Hermitage for any person or persons to construct or operate a trailer park without first securing a permit.
2. No trailer park shall be operated within the City of Hermitage except as provided in this Part.
3. The permit for a trailer park shall be obtained from Building Inspector at a fee in an amount as established from time to time by the Board of Commissioners for each 15,000 square feet of land or less and a fee in an amount as established from time to time by resolution of the Board of Commissioners for each additional 5,000 square feet or fraction thereof, and shall be for a period of 12 months. Applications for renewal of permits may be made within 30 days prior to expiration at a fee in an amount as established from time to time by resolution of the Board of Commissioners for each 5,000 square feet of land. Such renewal shall be for a period of 12 months.
4. Permit for trailer parks must be conspicuously displayed at all times.
5. There shall be no refund for an unused permit.

§ 14-105. APPLICATION FOR A TRAILER PARK PERMIT. [Ord. 11-56, 6/11/1956, § 4; as amended by Ord. 18-83, 12/22/1983]

1. Any applicant for permit to operate a trailer park shall agree in his application that a responsible attendant shall be in charge of the trailer park at all times. At the time of application the names of the attendants to be in active charge of the proposed trailer park and their hours of duty shall be set forth. Any changes after the permit is granted shall be filed with the authority issuing the permit within 10 days from the date of change. Such

attendant shall supervise the park and be, together with the licensee, responsible for any violation of the provisions of this Part which occurs in the operation of such a trailer park.

2. With each application a preliminary park plan, conforming in information and form to a preliminary plan in the Subdivision Regulations of the City of Hermitage [Chapter 22], shall be submitted to the City of Hermitage Planning Commission for inspection and approval. Following approval of the preliminary park plan the developer shall file with the City Commissioners a bond in amount sufficient to guarantee the improvements required will be installed. Together with the bond the developer shall file a final plan prepared in a similar manner to the final plan required in the Subdivision Regulations [Chapter 22]. Plans shall comply with the standards in § 107.

§ 14-106. PROCEDURE FOR APPROVAL OF PLANS. [Ord. 11-56, 6/11/1956, § 5; as amended by Ord. 18-83, 12/22/1983]

1. No Development Prior to Approval. No person, firm or corporation proposing to open a trailer park in the City of Hermitage shall proceed with any construction work on the proposed park until he or it has obtained from the City Planning Commission written approval of the preliminary plan of the trailer park according to the procedures herein outlined, and has received a permit therefor from the City Secretary.
2. Compliance with Subdivision Regulations. Preliminary and final plans as required by this Part shall comply in form and content to the City of Hermitage Subdivision Regulations [Chapter 22] insofar as applicable and the provisions of this Part.
3. Approval of Preliminary Plan.
 - A. Preapplication Procedure. The trailer park developer shall meet with the Planning Commission prior to formal application to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his purposes. The Planning Commission shall inform the developer as to the general suitability of the plans and of any modifications required by this or other City ordinance if deemed advisable.
 - B. Application. The subdivider shall then prepare and submit a preliminary plan together with improvement plans and other supplementary material as required.
 - C. Planning Commission Review. The Planning Commission shall review the trailer park plan submitted, shall consult with officials of any other City department or authority concerned and shall give owners of adjoining land an opportunity to discuss the trailer park as it affects their properties.

D. Planning Commission Action. Within 30 days of submission the Planning Commission shall take formal action on the plan giving approval, conditional approval (giving conditions) or disapproval (giving reasons). The Planning Commission shall also ascertain from appropriate City officials the cost of installing the required improvements and notify the developer of the amount of any improvement bond required.

4. Approval of Final Plan.

A. Upon completion of any modifications required by the Planning Commission and upon completion of required improvements or the alternate posting of acceptable surety the developer may apply for approval of final plans.

B. Planning Commission Review. The Planning Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the City Secretary that appropriate bond has been posted or that required improvements have been installed according to specifications. Within 30 days of receipt of complete information, the Planning Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.

C. Filing. Following the approval the developer shall file the original copy of the approved plan together with two prints with the City Secretary within 10 days. Should the developer fail to file such plan within said period the approval shall be null and void.

§ 14-107. TRAILER PARK STANDARDS. [Ord. 11-56, 6/11/1956, § 6; as amended by Ord. 18-83, 12/22/1983; and by Ord. 11-98, 9/23/1998]

1. Location. The site shall should not be:

A. Close to swamps or other potential breeding places for insects or rodents.

B. Subject to flooding, fire or safety hazards.

C. Exposed to chronic nuisances, such as noise, smoke, fumes and odors.

The site should be bounded on at least one side by a public street or highway adequate to handle the traffic generated by the park.

2. Fences. All trailer parks shall be fenced with a suitable chain link or woven wire fence six inches in height with entrances to be provided only as approved by the Planning Commission.

3. Access. All trailer lots shall abut on an interior drive.

4. **Storm Drainage.** Plans for the adequate handling of runoff from a five-year storm shall be prepared by a registered civil engineer who shall prepare plans for all necessary culverts, storm sewer and other drainage structures.
5. **Driveways.** All driveways shall be 32 feet in width except in the fifty-foot setback area abutting streets, where they shall be 24 feet in width. They shall be provided with a suitable six inch curb and shall be adequately drained. Alignment and design shall be according to the City Subdivision Regulations [Chapter 22]. Entrance and exit to public lots shall be planned for maximum safety and adequate control.
6. **Parking Spaces.** One paved parking space shall be provided for each trailer lot plus one for each five trailer or fraction thereof. Credit may be given for one required space for each 22 feet of curb space available for parking on thirty-two-foot wide drives, and/or separate curbed off-street parking space may be provided in a plan suitable to the Planning Commission.
7. **Walks.** All walks shall be of Portland concrete not less than four inches in thickness. A walk not less than three feet in width shall be provided on each side of all drives servicing trailers. Such walks shall connect to all service buildings and to pedestrian exits to the park in manner suitable to the Planning Commission. A sidewalk not less than 30 inches in width shall connect from these walks to each trailer.
8. **Lighting.** Drives for public walkways shall be lighted to the satisfaction of the Planning Commission and a minimum of 200 watts of light shall be provided for each 80 feet of driveway.
9. **Trailer Coach Lots.** A lot shall be provided for each trailer coach with the boundaries indicated by corner markers. Each lot shall be not less than 3,000 square feet in area with a minimum width of 40 feet and a minimum depth of 75 feet. Every trailer coach shall be so located on the lot that there shall be at least thirty-foot clearance between coaches.
10. **Setbacks.** There shall be a fifty-foot setback for all buildings, trailers and parking areas from the right-of-way line of any public or platted street. Where a future right-of-way line has been officially established by the City, the setback shall be measured from said line. All buildings, trailer coaches and parking areas shall be setback a minimum of 25 feet from all side and rear property lines of the trailer park and a minimum of 25 feet from drives.
11. **Play Space.** A minimum of 10,000 square feet of suitable play space shall be provided in an area or areas suitable to the Planning Commission for trailer parks of 10 or less trailer lots. An additional 200 square feet of play space shall be provided for each trailer lot more than 10.
12. **Other Public Space.** Adequate space shall be provided for clothes drying adjoining laundry facilities.

13. Waste Disposal. Adequate central location for collecting waste and rubbish shall be provided. An incinerator may be provided if approved by the Planning Commission.
14. Water Supply. Water supply shall be at least equivalent to that required in the Housing and Home Finance Agency publication "Recommended Standards for Trailer Courts," 1952 or later revision thereof, and shall be approved by the Department of Environmental Protection.
15. Hot Water Supply. An abundant supply of hot water shall be provided at all times in service buildings and behind washing and laundry facilities.
16. Toilet Facilities. Toilet facilities shall be provided in accordance with recommended standards for trailer courts of the HHFA.
17. Laundry Facilities. Automatic washing and drying equipment shall be provided adequate to the needs of the park with not less than one washer and one dryer for each 10 trailers or major fraction thereof.
18. Service buildings, toilets, water supply and sewage disposal facilities shall be provided in accordance with the HHFA publication "Recommended Standards for Trailer Courts."

§ 14-108. OPERATION OF TRAILER PARKS. [Ord. 11-56, 6/11/1956, § 7; as amended by Ord. 18-83, 12/22/1983; and by Ord. 11-98, 9/23/1998]

1. Care of Camp. All drainage facilities, driveways, sidewalks, parking areas, service buildings, water supply and sewage disposal systems and other facilities required by this Part shall be maintained in a workable, safe and sanitary condition at all times.
2. Water Supply. If the water supply for a trailer camp is from a private source it shall be tested for sanitary quality at intervals of 365 days. Tests shall be at a laboratory approved by the Department of Environmental Protection. Test shall be paid for by the permittee.
3. Hot Water. An adequate supply of hot water shall be available in service buildings at all times according to HHFA standards.
4. Garbage Receptacles. The park shall provide supervision and equipment sufficient to prevent littering the ground with rubbish and debris. Fly tight metal depositaries with tight fitting covers shall be located at each trailer or at central location conveniently located not farther than 200 feet from any trailer coach. Depositaries shall be kept in sanitary condition at all times. Garbage and rubbish shall not be mixed.
5. Registration. The park shall keep a record of all guests, noting:
 - A. Name and address of each occupant.

B. License numbers of all units.

C. State issuing such licenses.

The park shall keep a copy of the registry available for inspection at any time by any authorized person and shall not destroy such a registry until the expiration of 12 months following the date of registration.

6. Removal of Wheels and Other Construction. Wheels shall not be removed from trailers except for temporary purposes or repairs, nor shall there by any action to attach the trailer to the ground by means of posts, piers, foundations or skirting. No other structure shall be erected on the lot or attached to the trailer.
7. Plumbing Installation. All plumbing installation, alteration or repairing in the park shall be done in accordance with the American Standard National Plumbing Code - ASA A40.8 - 1955.
8. Electrical Work. All electrical work shall be in conformity with the latest edition of the National Electrical Code of the National Board of Fire Underwriters.
9. Reporting Communicable Diseases. It shall be the duty of the park attendant to notify the City Health Department of any communicable diseases in the park.

§ 14-109. INSPECTION. [Ord. 11-56, 6/11/1956, § 8; as amended by Ord. 18-83, 12/22/1983]

Before any renewal of trailer coach parking or trailer park license an inspection shall be made by a designated representative of the City Commissioners to determine that all requirements of this Part have been complied with. The City Commissioners may also require that park be inspected at any other time.

§ 14-110. REVOCATION OR SUSPENSION OF PERMIT. [Ord. 11-56, 6/11/1956, § 9; as amended by Ord. 18-83, 12/22/1983]

If, upon inspection, it shall be found that the permit holder has violated any provision of this Part the City Commissioners shall have the power to revoke or suspend any license and order the trailer coaches removed or the trailer park closed after notice and proper hearing.

§ 14-111. PENALTY. [Ord. 11-56, 6/11/1956, § 11; as amended by Ord. 18-83, 12/22/1983; and by Ord. 11-98, 9/23/1998]

Any person, firm or corporation who shall violate any provision of this Part shall be, upon conviction thereof, sentenced to pay a fine not to exceed \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense.