

Chapter 18

TRAILER PARKS*

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ARTICLE I. IN GENERAL**Sec. 18-1. 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:

Site plan means a line drawing, clearly describing the mobile home park and its environs, that shall include adequate labeling and dimensioning of all fundamental features of the project. It shall contain the legal description of the property, north point, date, and shall be drawn to engineering scale.

Trailer coach means a transportable, single-family dwelling unit which is or may be mounted on wheels. It shall be suitable for yearround occupancy and shall contain the same water supply, waste disposal and electrical conveniences as immobile housing.

Trailer park A means a parcel of land under single or joint ownership which has been planned and improved for the placement of trailer coaches for transient use, composed of three acres of land or less, and for supplementary structures and accessory uses not prohibited otherwise by this chapter.

Trailer park B means a parcel of land that is:

- (1) Ten acres or over which is in a multiple ownership or which may be developed under multiple owners;
- (2) Recorded in its entirety as a subdivision plat with the appropriate right-of-way dedications for streets, alleys or easements, lots and blocks; and
- (3) For the placement of trailer coaches for nontransient use, supplementary structures and accessory uses not prohibited otherwise by this chapter.

(Ord. No. 85, § 1, 4-14-1980)

Cross reference—Definitions and rules of construction generally, § 1-3.

Sec. 18-2. Parking outside trailer park limited.

It shall be unlawful for any person to park any trailer coach on any street, highway, alley, sidewalk, or other public place in the city for a longer period than three hours.

(Ord. No. 85, § 2, 4-14-1980)

Sec. 18-3. Penalty.

Any person who violates any portion of this chapter shall, upon conviction, be punished as provided in section 1-5 of this Code. (Ord. No. 85, § IV, 4-14-1980)

Secs. 18-4—18-25. Reserved.**ARTICLE II. PERMITS****Sec. 18-26. Required for park; application.**

Prior to the issuance of a building permit by the city inspector, the city council shall approve a trailer park permit, A and B type. Application for a permit shall be made in writing to the director of planning, shall be signed, and shall contain the name and address of the applicant, location, and address of the trailer park, legal description of the property to be used for the trailer park, and accompanied by a site plan and by the deposit of a fee of \$75.00. However, the director of planning shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings or plans, and such proposed trailer park type A or B plans shall conform to the minimum standards as set out in divisions 2 and 3 of article III of this chapter. (Ord. No. 85, § 3, 4-14-1980)

Sec. 18-27. Building permit required.

No person shall erect or construct or proceed with erection or construction, add to, enlarge, improve, alter, repair, convert, extend or demolish any trailer park type A or B, trailer coach stand, building, structure, fence or any part thereof or install any plumbing, electrical or mechanical equipment as a part of the site, building or structure or make any other improvements to any trailer coach lot A or B or cause any work to be done within a trailer park type A or B as defined in this chapter without obtaining a building permit from the city inspector. The building permit shall be granted only after a permit for a type A or B

trailer park, as set out in section 18-26, has been granted by the city council and such conforms to the permit approved or granted by the city council and on file in the planning department.
(Ord. No. 85, § 4, 4-14-1980)

Sec. 18-28. Revocation of type A permit.

A trailer park permit type A, as issued by the city council, may be revoked or suspended by the city inspector for any period of time, after written notice to the permit holder and upon a determination by him that:

- (1) The permit holder, an employer, or any employee of the permit holder has violated any section of this chapter within 60 days immediately preceding the date of revocation.
- (2) The permit holder or owner of the trailer park for which the permit is issued is failing to comply and maintain such trailer park in compliance with the requirements set forth in division 2 of article III of this chapter providing for certain minimum standards.
- (3) The permit holder, an employer, or any employee of the permit holder has refused to allow the director of health or any of his inspectors, the city inspector, or any of his inspectors, the chief of police, the chief of the fire department, or any of their authorized employee, or any other duly authorized city employee to enter upon the trailer park at all reasonable times for the purpose of inspecting it for compliance with this chapter and any other applicable city ordinance.

(Ord. No. 85, § 8, 4-14-1980)

Secs. 18-29—18-45. Reserved.

ARTICLE III. REGULATIONS FOR DESIGN AND OPERATION

DIVISION 1. GENERALLY

Sec. 18-46. Parking regulations.

No trailer coach shall be parked for use or occupancy on any tract of ground within the city limits except in a duly authorized trailer park A or B. However:

- (1) The city inspector may permit the parking, use and occupancy of a trailer coach outside of a duly authorized trailer park for a period of time not exceeding ten days when such coach is occupied by persons employed in the operation of a temporary activity. The parking, use, and occupancy of a trailer coach shall be permitted only when the trailer coach is parked on the same premises on which the activity is located and only when adequate sanitary facilities are available upon the premises for the use of the occupants of the trailer coach.
- (2) A permit shall be required for all trailer coaches parked outside trailer parks which were so parked prior to December 31, 1961. The annual permit renewal fee shall be a minimum of \$15.00 for each trailer coach and shall be paid to the city inspector. Such fee shall be for the calendar year ending December 31 of each year. Such authorization shall terminate and become void and of no effect upon failure of the trailer coach occupant to pay the fee provided prior to the permit expiration date or upon damage to such trailer coach by fire, explosion, or any act of God to the extent of 25 percent of the market value of such trailer coach or upon the moving of such trailer coach off of the tract of ground upon which it was located on or before December 31, 1961. This authorization is not transferable, and if the occupant moves from the trailer coach, the authorization shall terminate and no authorization shall be permitted in the trailer coach for a new occupant. Once an authorization terminates and becomes

void, the city inspector shall not authorize the same trailer coach to be occupied unless it is in a duly authorized trailer park.

(Ord. No. 85, § 2, 4-14-1980)

Sec. 18-47. Permitted uses.

Upon issuance of a trailer park permit, type A or B, by the city council, no use except the following shall be permitted in any trailer park, type A or B:

- (1) Single-family trailer coaches.
- (2) Accessory uses providing service to the occupants of the trailer park. Such uses may include recreational facilities, central or community garages, storage buildings and washaterias.
- (3) Supplementary structures.

(Ord. No. 85, § 7, 4-14-1980)

Sec. 18-48. Enforcing officer.

It shall be the duty of the city inspector or his designated representative to make inspections to determine the existence of violations of this chapter. A complete report of any violation discovered shall be made to the city manager for further handling.

(Ord. No. 85, § 9, 4-14-1980)

Sec. 18-49. Action to prevent, abate.

If any building, structure or trailer coach is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building, structure, trailer coach or land is used in violation of section 18-47, the city council in addition to other remedies may institute any proper action or proceeding in the name of the city to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use to restrain, correct or abate such violations; to prevent the

occupancy of such building, structure, trailer coach, or land; or to prevent any illegal act, conduct, business or use in or about such premises.

(Ord. No. 85, § 10, 4-14-1980)

Secs. 18-50—18-65. Reserved.

DIVISION 2. TYPE A MINIMUM STANDARDS

Sec. 18-66. Compliance required.

Any trailer park type A established, constructed, erected, and for existing trailer parks that portion extended, altered, expanded or improved shall conform to and comply with the minimum standards set out in this division.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-67. Area of park.

Each trailer park type A shall provide a minimum of three acres in area, but in no case shall there be less than 15 trailer coach lots.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-68. Maximum density.

Each trailer park type A shall not exceed a maximum density of 15 trailer coach lots per acre as determined by the total area bounded by the trailer park property lines.

Sec. 18-69. Private streets.

Private streets shall be provided in trailer park type A and shall extend continuously from the public street right-of-way so as to provide suitable access to all trailer coach lots and other facilities or uses permitted in the trailer park as well as provide

adequate connection to future streets at the boundaries of the trailer coach property line. Private streets shall meet the following standards:

- (1) Minimum pavement widths shall be as follows:
 - a. Class 1, private streets which provide direct access to five or more trailer coach lots: 20 feet.
 - b. Class 2, private streets which provide direct access to less than five trailer coach lots: 14 feet.
 - (2) Private street intersections shall generally be at right angles; off-sets at intersections of less than 125 feet, centerline to centerline, shall be avoided; intersection of more than two streets at one point shall be avoided.
 - (3) Dead-end private streets shall be limited to a maximum length of 1,000 feet and shall be provided with a vehicular turning space, with a turning circle of 80 feet in diameter.
 - (4) All private streets shall be provided with a smooth, hard, and dense surface which shall be durable and well-drained under normal use and weather conditions.
 - (5) Private streets which may connect two public street rights-of-way shall, by the use of curves, offsets, location, or the use of two or more streets, be located so as to discourage through traffic.
- (Ord. No. 85, § 5, 4-14-1980)

Sec. 18-70. Lots.

Each trailer coach lot in a trailer park type A shall conform to the following standards:

- (1) The lot shall be served with sanitary sewer, water, electrical power, telephone service, and natural gas.
- (2) The lot shall provide an average minimum depth of 75 feet.
- (3) The lot shall abut or have access to a private street for a minimum distance of 12 feet.
- (4) The lot shall provide a minimum area of 2,250 square feet, such area to be determined by the lot lines.

- (5) The lot shall provide a trailer coach stand which shall provide an adequate foundation for the placement and tiedown of one single-family trailer coach, thereby securing the superstructure against uplift, sliding, rotation, and overturning. Such trailer coach stand shall be:
 - a. Impervious to plant material such as weeds, grass and shrubs.
 - b. Provided with anchors and tiedowns such as cast-in-place concrete deadmen, eyelets imbedded in concrete foundations or runways, screw augers, arrow-head anchors, or other devices which secure the stability of trailer coaches and which shall be placed at least at each corner of the trailer coach stand.
 - c. Twelve feet in width and 60 feet in length.
 - d. Located not closer than three feet from the trailer coach lot line, be located at least ten feet from any class 1 private street and five feet from any class 2 private street, and be a minimum of five feet from the rear trailer coach lot line (the end of the trailer coach stand opposite the end adjacent to the private street).
 - (6) No physical structure, dumpmaster container, carport, cabana, awning, fence, or storage locker shall be permitted within ten feet of a class 1 private street. The setbacks from the sides and rear shall be three feet, save and except a fence, from any trailer coach lot line not adjacent to the private street.
 - (7) The lot shall provide a minimum of one off-street parking space.
 - (8) Double frontage of trailer coach lots should be avoided.
 - (9) No vehicular access to a trailer coach lot is permitted from a public dedicated street.
- (Ord. No. 85, § 5, 4-14-1980)

Sec. 18-71. Open space.

Usable open space in a trailer park type A shall be provided so as to conform to the following standards:

- (1) It shall be conveniently situated and contain a minimum of 2,250 square feet for the first 15 trailer coach lots or three acres in the trailer park; for each additional trailer coach lot over 15, 25 additional square feet is required.
- (2) Such open space may be in one or more areas but shall be of such size and shape as to afford reasonable use by the occupants.
- (3) No portion of such required usable open space shall be used for off-street parking, vehicular drive loading areas or accessory uses, save and except recreational uses such as swimming pools and tennis courts.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-72. Off-street parking.

Off-street parking for a trailer park type A shall be provided at a rate of 1½ spaces for each trailer coach lot. Off-street parking spaces not located on the trailer coach lot shall be located on or within the trailer park and shall be easily accessible to the occupants and visitors. Such spaces shall:

- (1) Have a permanent all-weather surface.
- (2) Have dimensions of not less than eight feet, six inches by 18 feet.
- (3) Be accessible to an all-weather surfaced private street.
- (4) Be appropriately defined and marked.
- (5) Be so located and regulated that no parking or maneuvering incidental to parking shall be on any public street or walk.
- (6) Provide adequate barriers to keep any parked vehicle from extending into or overhanging any public dedicated street or private street.
- (7) Be so designed that any vehicle may be parked and unparked without requiring the moving of any other vehicle.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-73. Setbacks.

(a) In a trailer park type A, all trailer coach stands and attached trailer coaches shall be located as follows:

- (1) A minimum of 25 feet from any trailer park property boundary line abutting upon a public dedicated street or residential use.
- (2) A minimum of five feet from any trailer park property boundary line, not abutting upon a public dedicated street, when the abutting property is used or zoned as industrial or commercial property, provided, further, that a six-foot solid permanent screening fence or wall shall be constructed along such trailer coach property boundary lines.

(b) All accessory uses shall be located a minimum of ten feet from any trailer coach lot line.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-74. Drainage.

The ground surface in all parts of every trailer park type A shall be graded and equipped to drain all surface water in a safe efficient manner so as not to permit water to stand or become stagnant.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-75. Lighting.

The private streets, parking lots, walks, and service areas of a trailer park type A shall be kept properly and adequately lighted at all times so the trailer park shall be safe for occupants and visitors. All entrances and exits shall be lighted.

(Ord. No. 85, § 5, 4-14-1980)

Sec. 18-76. Refuse disposal.

Facilities shall be provided for the storage, collection and disposal of refuse of the occupants of the trailer park type A. A

refuse pickup easement shall be granted by the owner of the trailer park to the city if these facilities are located so as to require the entrance of a municipal vehicle into the trailer park. (Ord. No. 85, § 5, 4-14-1980)

Secs. 18-77—18-90. Reserved.

DIVISION 3. TYPE B MINIMUM STANDARDS

Sec. 18-91. Compliance required.

Any trailer park type B established, constructed, erected, extended, altered, expanded or improved shall conform with the minimum standards set out in this division. (Ord. No. 85, § 6, 4-14-1980)

Sec. 18-92. Area of park.

Each trailer park type B shall provide a minimum of ten acres in area. (Ord. No. 85, § 6, 4-14-1980)

Sec. 18-93. Length of blocks, streets.

Within a trailer park type B, no block shall be longer than 1,320 feet in length and streets shall be laid out to provide a minimum distance of 250 feet, center of street to center of street, between intersections. (Ord. No. 85, § 6, 4-14-1980)

Sec. 18-94. Lots.

Each and every trailer coach lot shall conform to the following standards:

- (1) The lot shall be served with sanitary sewer, water, electrical power, telephone service, and natural gas.
- (2) The lot shall provide for the placement of one single-family trailer coach with all garages, carports, enclosed rooms, and porches being subordinate to this primary use.

- (3) No average dimension (width or depth) shall be less than 50 feet.
- (4) The lot shall abut or have access to a public dedicated street for a minimum distance of 20 feet.
- (5) The lot shall provide a minimum area of 5,400 square feet determined by the lot lines.
- (6) Prior to occupancy of any trailer coach lot, it must be provided with a trailer coach stand which shall provide an adequate foundation for the placement and tiedown of one single-family trailer coach, thereby securing the superstructure against uplift, sliding, rotation, and overturning. The trailer coach stand shall be:
 - a. Impervious to plant material such as weeds, grass and shrubs.
 - b. Provided with anchors and tiedowns such as cast-in-place concrete deadmen, eyelets imbedded in concrete foundations or runways, screw augers, arrow-head anchors, or other devices which secure the stability of the trailer coach, and which shall be placed at least at each corner of the trailer coach stand.
 - c. A minimum of 12 feet in width and 60 feet in length or the size of the trailer coach to be placed on the lot.
- (7) The lot shall provide a minimum of one off-street parking space.
- (8) Double frontage of trailer coach lots shall be avoided.
- (9) No vehicular or pedestrian access to a trailer coach lot is permitted from a public dedicated street not completely contained or located within the tract of land authorized as a trailer park. No access to a trailer coach lot is permitted except when the lot directly across the public street is located in the trailer park and designated as and complying with the standards for a trailer coach lot as provided in this division.
- (10) The lot shall be officially recorded in a subdivision plat. (Ord. No. 85, § 6, 4-14-1980)

Sec. 18-95. Off-street parking.

In a trailer park type B, off-street parking shall be provided at a minimum rate of one space for each trailer coach lot.
(Ord. No. 85, § 6, 4-14-1980)

Sec. 18-96. Setbacks.

All trailer coach stands and attached trailer coaches and all other structures in a trailer park type B shall be located as follows:

- (1) A minimum of 25 feet from any trailer park property or boundary line adjacent to a public dedicated street not providing access to the trailer coach lot, fences are excluded.
 - (2) A minimum of 20 feet from the front lot line.
 - (3) A minimum of ten feet from the rear lot line.
 - (4) A minimum of five feet from the side lot line.
- (Ord. No. 85, § 6, 4-14-1980)

Sec. 18-97. Screening.

A six-foot permanent screening fence or wall shall be constructed along the boundary lines of the trailer park type B except where a public dedicated street provides access to the trailer park.
(Ord. No. 85, § 6, 4-14-1980)

