

Ordinance # 19

AN ORDINANCE REGULATING TRAILER CAMPS AND TRAILERS

The Town Board of the Town of Troy do hereby ordain as follows:

(1) TRAILERS AND TRAILER CAMPS. (1) DEFINITIONS. Whenever used in this section unless a different meaning appears from the context:

(a) A "trailer" means any coach, cabin, mobile home, house, car or other vehicle or structure intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle.

(b) "Unit" means a trailer unit.

(c) "Nondependent unit" means a trailer that has bath or shower and toilet facilities.

(d) "Dependent unit" means a trailer which does not have bath-room or shower and toilet facilities.

(e) A "trailer camp" means any park, court, camp, site, plot, parcel, or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than 2 trailers and shall include all buildings used or intended for use as part of the equipment thereof whether or not a charge is made for the use of the trailer camp and its facilities. "Trailer camp" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(f) A "space" means a plot of ground in a trailer camp of not less than 1,000 square feet of space designed for the location for only one automobile and/or one trailer.

(g) The word "person" shall include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agents, heirs or assigns.

(2) LOCATION OUTSIDE CAMPS PROHIBITED.

(a) No person shall park any trailer on any street, alley, or highway, or other public place, or on any tract of land owned by any person within the Township except in a licensed trailer camp, except upon written consent of the Town Board given in the manner hereinafter provided in this ordinance.

(b) Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one day, subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

(c) Trailers for temporary dwelling purposes may be located outside a licensed trailer camp upon permit granted by the Town Board where used in conjunction with a state licensed labor camp.

(3) LICENSE FOR TRAILER CAMP; APPLICATION AND ISSUANCE.

(a) No person shall establish, operate or maintain, or permit to be established, operated or maintained upon any property owned, leased or controlled by him a trailer camp within the Township, without having first secured a license for such camp from the Town Board pursuant to this section. Such license shall expire one year from the date of issuance but may be renewed for additional periods of one year.

(b) The application for such license or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee of \$2.00 for each space in the existing or proposed camp, and a surety bond in the sum of \$5000.00. This bond shall guarantee the collection by the licensee of the monthly parking permit fee provided for in subsection (15) and the payment of such fees to the Town Treasurer, the payment by the licensee of any forfeiture including legal costs imposed upon or levied against said licensee for a violation of this section and any other applicable ordinance of the Township, and shall also be for the benefit of and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating this section. A fee of \$10.00 shall be paid for each transfer of a license.

(c) The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person that the applicant is authorized by him to construct or maintain the trailer camp and make the application), and a legal description of the premises upon which the trailer camp is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by 2 copies of the camp plan showing the following, either existing or as proposed:

1. The extent and area used for camp purposes.
2. Roadways and driveways.
3. Location of units for trailers.
4. Location and number of sanitary conveniences including toilets, washrooms, laundries and utility rooms to be used by occupants of units.
5. Method and plan of sewage disposal.
6. Method and plan of garbage removal.
7. Plan for water supply.
8. Plan for electrical lighting of units.

If the existing or proposed camp is designed to serve non-dependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

(4) INSPECTION AND ENFORCEMENT.

No trailer camp license shall be issued until the Town Clerk shall notify the Health Officer, Chief of the Fire Department, or their authorized agents of such application, and these officials shall inspect or cause to be inspected each application and the premises to determine whether the applicant and the premises on which trailers will be located comply with the regulations, ordinances and laws applicable thereto. These officials shall furnish to the Town Board in writing the information derived from such investigation, and a statement as to whether the applicant and the premises meet the requirements of the department for whom the officer is certifying. No license shall be renewed without a reinspection of the premises. For the purpose of making inspections and securing enforcement such officials or their authorized agents may enter on any premises on which a trailer is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

(5) LOCATION OF TRAILER CAMPS.

(a) No trailer or trailer camp shall be located in any fire district.

(b) No occupied trailer shall be located between the recognized set-back line for the zoning district in which such trailer is located and the street or highway nor less than 10 feet from any building or other trailer or from the boundary line of the premises on which located.

(6) CAMP PLAN.

(a) Every trailer or trailer camp shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No trailer or trailer camp shall be located in any area that is situated so that drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

(b) Trailer spaces shall be clearly defined and shall consist of a minimum of 1,000 square feet and a width of not less than 30 feet. The camp shall be so arranged that all spaces shall face or abut on a driveway of not less than 20 feet in width, giving easy access from all units to a public street. Such driveway shall be graveled or paved and maintained in good condition having natural drainage, be well lighted at night, and shall not be obstructed.

(c) The camp shall be so laid out that no dependent unit shall be located farther than 200 feet from the toilets and service buildings provided for herein, and walkways to such buildings shall be graveled or paved and well lighted at night.

(d) Every trailer space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse of not less than 40 amperes capacity, and a heavy duty outlet receptacle. Electrical outlets shall be weatherproof and no power lines shall be less than 15 feet above ground.

(e) No trailer unit shall be parked in a camp outside of a designated space.

(f) Each mobile home parking space shall be separated from all other mobile home parking spaces, automobile parking spaces, or service buildings, or structure within such park, by open spaces permanently planted to grass, flowers, shrubs or trees, which shall be not less than 15 feet wide except that there need be no more than a 5 foot set-back from an access driveway, provided, however, that such 5 foot set-back shall apply to the longest mobile home to be accommodated within such park.

(g) Each mobile home park shall provide a playground, in addition to all other open spaces required by these regulations, within the boundaries of such mobile home park as defined by the yard and plantings required under (h) below, which playground shall have an area of not less than 10,000 square feet in any case. If a mobile home park is designed to accommodate more than 10 mobile homes, and such park is not limited to transient visitors only, the area of such playground shall be increased by not less than 2,000 square feet for each mobile home over the first 10 which the said mobile home park is designed to accommodate, but a playground area greater than 40,000 square feet shall not be required in any case. If a mobile home park is limited to transient visitors only, the playground area may be increased by not less than 1,000 square feet for each mobile home over the first 10 which the said mobile home park is designed to accommodate, and a playground area greater than 25,000 square feet shall not be required in any case. Any such playground shall be of a reasonably compact shape, so as to be useful and usable in its entirety for playground purposes; shall be located on well-drained land not subject to periodic flooding or lengthy periods of wet conditions or muddy soil due to standing water or subsurface moisture; and shall be free from trees or brush and planted and permanently maintained in a durable sod, equal to that specified by the county for high school athletic fields.

(h) Each mobile home park shall be completely surrounded, except for permitted entrances and exits, by a yard, in addition to all other required yards and open spaces, which shall not be less than 25 feet wide. Within such yard there shall be established, within 6 months after issue of the permit for the location of such park, the following plantings:

1. A temporary planting of fast-growing material, capable of reaching a height of 15 feet or more, such as Lombardy poplar, and
2. A permanent evergreen planting, such as White or Norway pine, the individual trees to be of such a number and so arranged that within 10 years they will have formed a screen equivalent in opacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than 15 feet.

(7) WATER SUPPLY.

(a) An adequate supply of pure water, furnished through a pipe distribution system connected directly with the public water main, with supply faucets located not more than 200 feet from any dependent trailer shall be furnished for drinking and domestic purposes in all camps.

(b) Individual water service connections provided for direct use of an independent unit shall be so constructed that they will not be damaged by the parking of such units. Such system shall be adequate to provide 20 pounds pressure per square inch and capable of furnishing a minimum of 125 gallons per day per space.

(c) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.

(d) Every trailer camp serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing and laundry facilities.

(8) SERVICE BUILDING ACCOMMODATIONS.

(a) Every trailer camp designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities as required by this section, such buildings to be known as service buildings. Service buildings shall be located not more than 200 feet from any dependent unit space, nor closer than 15 feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.

(b) There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in the ratio of one toilet for each eight dependent units or fraction thereof, and shall have separate compartments. Every male toilet room shall also contain one urinal for each 16 dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets.

(c) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least 4 feet square, for each 8 dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least 12 square feet.

(d) Laundry facilities shall be provided in the ratio of one double tray unit and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each 8 units, Sufficient drying facilities shall be available.

(e) Slop sinks for disposal of liquid wastes originating at the units shall be provided in a separate room of the service building in the ratio of one slop sink for each 16 dependent units.

(f) The above accommodations shall be based on the total camp capacity according to accepted plans.

(g) Floors of toilets, showers, and the laundry shall be of concrete tile, or similar material impervious to water and easily cleaned and pitched to a floor drain.

(9) WASTE AND GARBAGE DISPOSAL.

(a) All liquid waste from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer system extended from and connected with the public sewer system.

(b) Every space designed to serve a non-dependent unit shall be provided with sewer connections which shall comply with the state plumbing code. The sewer connection shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.

(c) All sanitary facilities in any unit which are not connected with a public sewer system by approved pipe connections shall be sealed and their use unlawful.

(d) Each faucet shall be equipped with facilities for drainage of waste and excess water.

(e) Every trailer unit shall be provided with a substantial fly-tight, watertight metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the camp custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

(10) MANAGEMENT.

(a) In every trailer camp there shall be located the office of the attendant or person in charge of said camp. A copy of the camp license and of this section shall be posted therein and the camp register shall at all times be kept in said office.

(b) The attendant or person in charge, together with the licensee shall:

1. Keep a register of all guests, to be open at all times to inspection by state and federal officers and the Town officials, which shall show for all guests:

- a. Names and addresses.
- b. Number of children of school age.
- c. State of legal residence.
- d. Dates of entrance and departure.
- e. License numbers of all trailers and towing or other vehicle.
- f. States issuing such license.
- g. Purpose of stay in camp.
- h. Place of last location and length of stay.
- i. Place of employment of each occupant.

2. Maintain the camp in a clean, orderly and sanitary condition at all times.

3. Insure that the provisions of this section are complied with and enforced and report promptly to the proper authorities any violations of this section and any other violations of law which may come to his attention.

4. Report to the Health Officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

5. Maintain in convenient places, approved by the Fire Chief, hand fire extinguishers in the ratio of one to each 8 units.

6. Collect the monthly parking permit fee provided for in subsection (15). A book shall be kept showing the names of persons paying said service charges and the amount paid.

7. Prohibit the lighting of open fires on the premises.

(11) PERMIT FOR LOCATION OUTSIDE OF TRAILER CAMP.

^{TEMPORARY} (a) The Town Board may issue special written permits allowing the location of a trailer outside of a trailer camp. The person to whom such permit is granted shall be subject to the parking permit fee as provided in Section (15) of this ordinance. 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 granted. Not more than two trailers shall be granted permits to locate on any one premise outside of a trailer camp.

(b) Application for the permit shall be made to the Town Clerk and shall be accompanied by an inspection fee of \$5.00, and shall state the name and permanent addresses of the occupants of the trailer, the license number of their trailer and towing vehicle, place of last stay, intended purpose of stay at requested location, whether the occupants are nonresident tourists, whether any occupant is employed in this state; the exact location of the premises, the name of the owner and the occupant of any dwelling on the premises and 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 wastes from trailer occupancy will be disposed of in a sanitary manner. Application for location on a vacant lot or a parcel of land shall be accompanied by a statement of the nature and location of sanitary facilities, which must include a safe water supply and a toilet within 200 feet of the proposed location of the trailer; and a statement of permission from the owner for their use.

(c) All occupants of any trailer located outside of a trailer camp shall register with the Town Clerk as provided in Section (3) of this ordinance. All provisions of this ordinance governing the location, use and sanitation of trailers located in a licensed trailer camp shall so far as they are applicable, apply to any trailer located outside of such trailer camp.

(12) PERMANENT OCCUPANCY.

(a) Trailers shall not be used as a permanent place of abode or as a permanent dwelling, or for indefinite periods of time except as provided in Section (13), provided that any nondependent trailer properly connected with an adequate water supply and sanitary sewer systems may be permitted on any premises if such trailer shall be constructed and located in compliance with all requirements of the building, plumbing, health, sanitary, electrical and zoning ordinances of the town.

(b) Any action toward the removal of wheels except for temporary purposes or repair, or other action to attach the trailer to the ground by means of posts, piers or foundation shall subject the trailer to the requirements of the building code as well as this trailer ordinance.

(13) LIMITATIONS ON LENGTH OF STAY AND NUMBER OF OCCUPANTS.

(a) It shall be unlawful for any person to occupy any trailer within the Town of Troy for permanent occupancy, unless such trailer is located on a trailer camp licensed under this ordinance, except as provided in Section (11).

(b) Each trailer for permanent occupancy shall, for reasons of public health and public welfare, contain a minimum of 600 square feet.

(c) If the trailer outside of a trailer camp is used for permanent occupancy, it shall be taxed by the taxing authorities as personal property.

ordinance requirements of the State plumbing, electrical and building codes and the regulations of the State Board of Health. Licenses and permits granted under this section grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work.

(15) MONTHLY PARKING FEE.

(a) There is imposed on each owner or operator of a trailer camp licensed herein a monthly parking permit fee of \$10.00 on each occupied nonexempt trailer which shall have been parked in such camp at any time during the month. It shall be the full and complete responsibility of the licensee to collect the proper amount from each trailer and to pay to the Town Treasurer such parking permit fees on or before the 10th of the month following the month for which such fees are due, in accordance with the terms of this section and such regulations as the Treasurer may reasonably promulgate.

(b) Such license fees shall be a lien against the trailer camp premises or the premises on which the trailer is located if located outside a trailer camp and may be collected as are taxes.

(16) REVOCATION AND SUSPENSION.

The Town Board may revoke or suspend any license or permit issued pursuant to this section in accordance with Sec. 66.058(2), Wis. Stats.

(17) This ordinance shall take effect upon its passage and publication.

Adopted this 20th day of Sept, 1966.

Town of Troy

By Roger P. Ingman
Chairman

Attest:

Mrs. Glenn Fustler
Clerk