
Chapter 17.12 - TRAILER COURTS

Sections:

[17.12.010 - Definitions.](#)

[17.12.020 - License—Required.](#)

[17.12.030 - License—Procedure for obtaining.](#)

[17.12.040 - License—Fees.](#)

[17.12.050 - License—Renewal.](#)

[17.12.060 - License—Revocation.](#)

[17.12.070 - Driveways—Water supply—Sewage disposal—Garbage removal.](#)

[17.12.080 - Parking.](#)

[17.12.090 - Toilet, bathing and laundry facilities—Building lighting.](#)

[17.12.100 - Management—Office required—Recordkeeping.](#)

[17.12.110 - Rules and regulations.](#)

[17.12.120 - Parking trailers outside courts.](#)

[17.12.130 - Inspection.](#)

[17.12.135 - Correction and re-inspection.](#)

[17.12.140 - Enforcement.](#)

[17.12.150 - Violation—Penalty.](#)

17.12.010 - Definitions.

As used in this chapter the following terms shall mean:

- A. "Approved" means approved in accordance with the requirements of any applicable ordinance; or, if there are no such ordinance requirements, then approved by the appropriate inspection department of the city as being in compliance with generally accepted standards of safety.
- B. "Hard-surfaced" means paved with concrete, asphalt, chat, or equal paving material.
- C. "House trailer" means any vehicle or structure so designed and constructed as to permit occupancy thereof as living quarters for one or more persons, or the conduct of any business, profession, occupation or trade, and so designed that it is or may be mounted on wheels and capable of traveling on streets or highways, whether propelled or drawn by its own or other motive power. The term does not include a vehicle used merely for the transportation of property; or a vehicle, such as a passenger automobile, used for the transportation of persons and not equipped or designed as living quarters or as an office or shop; or a vehicle moved only on fixed rails or tracks. A housetrailer shall still be deemed to be a trailer although its wheels have been removed permanently or temporarily, or it is mounted on blocks, bricks or other foundation.
- D. "Trailer court" means a lot, tract, or parcel of land (including buildings and facilities thereon) where parking facilities and accommodations are provided, with or without

compensation, for one or more housetrailer when such trailers are being used for habitation or other purposes within the definition of housetrailer.

- E. "Unit" means the spaces reserved for parking a housetrailer in a trailer court; or any vehicle, building or structure used as sleeping or living quarters in a trailer court, according to the context.

(Prior code § 13-23)

17.12.020 - License—Required.

No person shall establish, maintain or operate a trailer court within the city without having a license as provided in this chapter.

(Prior code § 13-24)

17.12.030 - License—Procedure for obtaining.

- A. The applicant for the license required in [Section 17.12.020](#) shall submit to the permit official two copies of plans for the proposed trailer court. The plans shall be drawn to scale, in sufficient detail to show compliance with all applicable ordinances, and shall show all driveways and locations for the parking of house trailers, all buildings, sanitary conveniences, sewer disposal methods, drainage and utility installations. The plans shall be subject to the approval of all city departments concerned as in the case of other building permits.

Provided, submission and approval of such plans shall not be required in connection with the application for a license for any trailer court which was already lawfully in operation on the effective date of Ordinance No. 1518, passed and approved on May 3, 1956, and so continues in operation, but if changes in the design of such existing court be made in the future, the plans for such changes shall be submitted and subject to approval.

- B. After approval of the plan the applicant shall apply to the permit official for a license. The permit official may provide forms for the application, showing the name of the owner of the trailer court, the address to which notices may be sent, the location of the trailer court, and other information reasonably necessary to the enforcement of this chapter. The application shall be accompanied by payment of one-fourth of the annual established license fee for each three months or part thereof between the date the license is issued and the next March thirty-first.
- C. The license shall not be valid until a certificate of occupancy has been issued as required by the building code.

(Ord. 16984 § 5, 2008; prior code § 13-25)

(Ord. 17159, § 1, 8-11-2009; Ord. No. 17389, § 3, 8-24-2010, 9-1-2010)

17.12.040 - License—Fees.

- A. The annual license fee shall be as identified in the adopted budget resolution for the current fiscal year or by other appropriately adopted resolution by the city council. Annual license fees shall be due on March 31st of each year, for the twelve months following March 31st. The license fee is levied to pay part of the expenses of enforcement of this chapter, and not for revenue.

(Ord. 15753 § 1, 2004; Ord. 12118 § 3, 1994; Ord. 8997 § 1, 1987; prior code § 13-26)

(Ord. 17159, § 2, 8-11-2009)

17.12.050 - License—Renewal.

- A. Licenses may be renewed annually by payment of the annual established fee as, provided, if any change is made in the trailer court which would have been required to be shown on the original application, a report thereof shall be made to the permit official and approval to be obtained as in the case of an original application.
- B. Renewal applications shall be made by the applicant on a form available at the permit official.

(Prior code § 13-27)

(Ord. 17159, § 3, 8-11-2009; Ord. No. 17389, § 4, 8-24-2010, eff. 9-1-2010)

17.12.060 - License—Revocation.

The city council may revoke or suspend the license, after reasonable notice and opportunity to be heard, for any violation of this chapter committed or permitted by the holder of the license.

(Prior code § 13-28)

17.12.070 - Driveways—Water supply—Sewage disposal—Garbage removal.

- A. Driveways in trailer courts shall be at least twenty feet wide, graded and hard-surfaced, plainly marked, and adequately lighted at night; provided, trailer courts which were already lawfully in operation on the effective date of Ordinance No. 1518, passed and approved on May 3, 1956, and so continue in operation, may continue to operate with existing lawful driveways of less width; but if the court be redesigned the twenty-foot width requirement shall be complied with.
- B. Trailer courts shall be provided with an adequate supply of water from the city water system or other approved water system if the city water is not available; and shall be connected to the city sewer system if such connection is available, otherwise sewage disposal shall be provided in accordance with the plumbing code and all applicable laws and ordinances. Provision shall be made for removal of garbage and waste in accordance with the garbage regulations of this code.

(Prior code § 13-29)

17.12.080 - Parking.

- A. Spaces reserved for the accommodation of housetrailer shall be at least twenty feet wide and defined by markers at each corner and shall be graveled or hard-surfaced and adequately drained; provided, trailer courts which were already lawfully in operation on the effective date of Ordinance No. 1518, passed and approved on May 3, 1956, and so continue in operation, and have such spaces not less than eighteen feet wide may continue to use such spaces.
- B. Every housetrailer when parked shall be at least ten feet from any building, any other trailer, and any street property line, and at least five feet from any property line separating the court from adjoining property; provided, trailer courts which were already lawfully in operation on the effective date of Ordinance No. 1518, passed and approved on May 3, 1956, and so continue in operation, may continue to operate with existing lawful setbacks so long as no actual hazard to health or safety is caused thereby; but if the court be redesigned the new setback requirements shall be complied with.

(Prior code § 13-30)

17.12.090 - Toilet, bathing and laundry facilities—Building lighting.

Every trailer court shall observe the following minimum plumbing requirements:

- A. One water closet for each sex for every ten units or fraction thereof;
- B. For each water closet provided for men, there shall be in addition, one urinal stall or trough of equal size;
- C. Each toilet room shall be provided with one lavatory or wash basin and one additional lavatory for each two additional water closets;
- D. One shower stall or bathtub shall be provided for each sex for every ten units or fraction thereof;
- E. Water closets, basins, showers and bathtubs shall be placed in approved buildings, so located that no unit shall be more than three hundred feet from such a facility; provided, trailer courts which were already lawfully in operation on the effective date of Ordinance No. 1518, passed and approved on May 3, 1956, and so continue in operation, need not comply with this distance requirement;
- F. Buildings shall be well lighted at all times, well ventilated with all openings screened with screen wire of not less than sixteen mesh to the square inch; and all buildings shall be constructed to meet building code requirements for their designated use;
- G. Toilet and bathroom floors shall have floor drains and shall be the equal of approved concrete for floors and elevated not less than four inches above yard grade with floor drains;
- H. An approved slop sink shall be provided for each twenty units or major fraction thereof, with a minimum of one slop sink or laundry tub;
- I. Laundry rooms with floor drain and laundry tubs or automatic washer shall be provided for each twenty units or fraction thereof;
- J. It is unlawful to permit waste from sinks, showers or other fixtures in housetrailers to be deposited on any street, alley, sidewalk, trailer court, or upon any lot. Sinks, showers and other similar fixtures in housetrailers when in use shall be connected with the city sewer system or other sewer disposal approved by the building official or other designee of the city manager and in compliance with the plumbing and other ordinances of the city;
- K. Whenever the number of any plumbing fixtures required by this section depends upon the number of units to be served thereby, it shall not be necessary to include those housetrailers which have such fixtures therein, properly connected to an approved water or sewer system; but at least one of each of the required fixtures shall be provided in a building in the court, even though all housetrailers are so equipped, so as to provide emergency facilities in case of the plumbing in any housetrailer should become unusable.

(Prior code § 13-31)

(Ord. 17159, § 4, 8-11-2009; Ord. No. 17389, § 5, 8-24-2010, eff. 9-1-2010)

17.12.100 - Management—Office required—Recordkeeping.

- A. Every trailer court shall be provided with a building, or portion of a building, to be used as an office, in which shall be kept all records pertaining to the management and supervision of the court. Such records shall be available for inspection at any reasonable time by any department or agency concerned in the enforcement of this chapter.
- B.

The person in charge of the court shall keep a register of all persons accommodated in the court. The register shall show the names of all persons accommodated, their home addresses, the make and model of their automobile and housetrailer, the license number (including state of issuance) and the duration of their stay. Such registers shall be preserved, and subject to inspection by law enforcement agencies, for five years.

- C. Every trailer court shall be under the direct management of the owner, or of some person designated by him as his agent, for whose acts as manager the owner shall be fully responsible. An owner who does not himself manage the court shall file the name of such agent with the city license collector.

(Prior code § 13-33)

17.12.110 - Rules and regulations.

The owner or manager shall prescribe rules and regulations for the management of the court and shall furnish copies of all such rules and regulations to the city-county health unit. The rules shall provide not less than the following requirements:

- A. Regular inspection of the water and sanitary conveniences;
- B. The collection and removal of garbage and refuse;
- C. Prohibition of the storage of unsightly materials or vehicles;
- D. The regular cleaning, repairing and disinfecting of all buildings;
- E. Such other measures as may be deemed necessary by the department of environmental services for comfort and safety of persons in the court;
- F. The control and confinement of all pet animals;
- G. Report to the department of public health all cases of communicable disease that come to the manager's attention and that have not been treated by a physician;
- H. Immediate report to the police department of disorderly persons or conduct;
- I. Regular cleaning, repairing and disinfecting of all buildings and other such measures for comfort and safety of the general public;
- J. The owner or manager of the trailer court shall see that each housetrailer is equipped with an underwriter's laboratory approved fire extinguisher. If the extinguisher is a dry chemical fire extinguisher or a carbon dioxide fire extinguisher, it must have at least a 6 B C rating; if the extinguisher is of a water type, it must have at least a 2 A rating.

All extinguishers shall be inspected at least once a year by a person competent to determine whether they are in good working order and kept filled. After each inspection a tag shall be attached to the extinguisher showing the date of the inspection, the general condition of the extinguisher, and the signature, address and telephone number of the person who made the inspection.

Provided, extinguishers shall not be required if the trailer court is equipped with a system of standpipes, with one and one-half inch hose and with hose cabinets, all in compliance with the standards of the National Board of Fire Underwriters, Pamphlet No. 14, entitled "Standpipe and Hose Systems," proposed in October, 1952. The number of risers or standpipes in the trailer court shall be such that no part of the interior of any trailer in the court shall be more than five feet from the reach of a suitable nozzle attached to a seventy-five foot section of one and one-half inch hose.

All standpipe equipment and fire extinguishers shall be protected from freezing and other damage, and kept in repair and readiness for use at all times.

No reserve supplies of high hazard flammable liquid shall be stored either in the trailers or on the premises;

- K. No person shall park any vehicle in any driveway in a trailer court, so as to leave less than twenty feet of the width of the driveway open for the passage of vehicles.
- L. Copies of all rules and regulations shall be posted in conspicuous locations throughout the court.

(Prior code § 13-34)

(Ord. 17159, § 5, 8-11-2009)

17.12.120 - Parking trailers outside courts.

- A. No person shall park, place, locate or keep any housetrailer, being used for habitation, on any street, alley or sidewalk, or on any private property, for more than three hours, except in a trailer court licensed under this chapter. The three-hour limitation in this section does not abrogate any shorter limitation on, or any prohibition against, stopping or parking any vehicle, as imposed under the traffic regulations or any other law or ordinance.
- B. A trailer which is not being used for habitation, but is being used for any other purpose (except storing property therein) and is parked or kept elsewhere than in a licensed trailer court, shall comply with all requirements of the zoning ordinance and the building code which would be applicable if the trailer were a building or structure used for that purpose. This requirement does not apply if the trailer is on wheels and legally parked as a vehicle in a public street or alley.
- C. A trailer which is not being used for any purpose, except the storage of property therein, may be kept or parked in any place where a vehicle could legally be kept or parked.
- D. No person shall keep or park a housetrailer in violation of this section or in violation of [Section 20.10.340](#) of the City Code.

(Prior code § 13-36)

(Ord. 17159, § 6, 8-11-2009)

17.12.130 - Inspection.

- A. The department of environmental services shall inspect each trailer court at least once every year or upon receiving a complaint.
- B. If the director of the department of environmental services or designee shall determine that the condition of the court has become so unsanitary as to endanger the health of the occupants of the court or the residents of the neighborhood, he may order the court closed and all occupants removed therefrom until the necessary corrections have been made. The owner or manager may appeal to the city manager from such order and the city manager may, after reasonable notice and opportunity to be heard, make such order as may be appropriate under the circumstances.
- C. The owner or manager shall request annual inspections of all gas heating equipment and shall post warning notices as required by the city building code.
- D. Any rental contract or lease for a unit shall contain the following statement in all capital letters:

"REPORT ANY ADVERSE HEALTH CONDITIONS IN THIS TRAILER COURT TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES."

(Ord. 9132 §§ 1, 2, 1987; prior code § 13-35)

(Ord. 17159, § 7, 8-11-2009)

17.12.135 - Correction and re-inspection.

- A. For trailer courts in violation of this chapter, the director of the department of environmental services shall issue a correction notice to the operator regarding the violation(s). The owner or operator receiving a correction notice shall promptly remedy the violation and ask for a re-inspection by the department of environmental services. No license shall be issued until the violation(s) have been satisfactorily corrected and passed by the director of the department of environmental services and all fees identified in the adopted budget resolution for the current fiscal year or by other appropriately adopted resolution by the city council have been paid.
- B. A correction notice issued by the director of the department of environmental services shall contain, as a minimum, the following:
 - 1. The name and address of the court;
 - 2. The reason(s) for the correction notice;
 - 3. Recommended corrective measures to bring the facility into compliance; and
 - 4. Establish a reasonable time limit for the completion of the corrective measures.
- C. Upon correction of the violation(s), the owner or operator shall call for and receive a re-inspection by the director of the department of environmental services. The process shall be repeated until compliance with the code is achieved.
- D. The owner or operator of a facility receiving a correction notice shall pay the appropriate re-inspection fee as identified in the adopted budget resolution for the current fiscal year or by other appropriately adopted resolution by the city council, for each re-inspection performed by the director of the department of environmental services. Such fees shall be paid within five days from the date of re-inspection.

(Ord. 17159, § 8, 8-11-2009)

17.12.140 - Enforcement.

The enforcement of the licensing, health, building, plumbing, electrical, air conditioning, safety, fire prevention, and zoning ordinance pertaining to trailer courts and trailers either existing or proposed, regardless of location, shall be under supervision of the building official as defined in Section 18.02.101.4.1 of this Code.

(Ord. 16984 § 6, 2008: prior code § 13-37)

(Ord. 17159, § 9, 8-11-2009; Ord. No. 17389, § 6, 8-24-2010, eff. 9-1-2010)

17.12.150 - Violation—Penalty.

Any person who shall violate any provision of this chapter shall be deemed guilty of a misdemeanor and punished by a fine of not less than ten dollars nor more than five hundred dollars, and in the case of continuing violations, each day's violation shall be deemed a separate offense.

(Ord. 9430 § 13, 1988: prior code § 13-38)