REGULATING THE PARKING AND LOCATION OF HOUSE TRAILERS, LICENSING AND REGULATING TRAILER CAMPS, PROVIDING FOR THE TAXATION OF TRAILERS AND PROVIDING A PENALTY

The Town Board of the Town of Newport do ordain as follows:

Section 1. Definitions. Whenever used in this ordinance, unless a different meaning appears from the context:

(A) "Mobile home" is that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances, except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50 per cent of the assessable value of the house trailer.

(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 bathroom 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 accomodations for two or more 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 1500 square feet of space designed for location for only one automobile and trailer or one trailer.

(G) The word "person" shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir, or assignee.

Section 2. Location Outside Camps. It shall be unlawful, except as provided in this ordinance, for any person to park any trailer on any street, alley, highway or town road, or other public place, or on any tract of land owned by any person within the Town of Newport.

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

(C) No person shall park or occupy any trailer on any premises which is situated outside an approved trailer camp, except under special permit as provided in Section 2A of this ordinance. The parking of only one unoccupied trailer in an accessory private garage building or in a rear yard is permitted providing no living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored.

Section 2A. (OPTIONAL) Permit for Location Outside of Trailer Camp.

(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 14 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 12 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.

Section 3. 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 11; provided, that any nondependent trailer 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 Columbia County Zoning Ordinance as well as this trailer ordinance.

Section 4. License for Trailer Camp: Application and Issuance.

(A) It shall be unlawful for any person to 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 limits of the Town of Newport, without having first obtained a license for each such camp from the town board pursuant to this ordinance. Such license shall expire one year from the date of issuance, but may be renewed under the provisions of this ordinance 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 two dollars ($2.00) for each space in the existing or proposed camp, and a surety bond in the sum of five thousand dollars ($5,000.00). This bond shall guarantee the collection by the licensee of the monthly parking permit fee provided for in section 14 and the

payment of such fees to the town treasurer, the payment by the licensee of any fine or forfeiture including legal costs imposed upon or levied against said licensee for a violation of the ordinances of the said town pursuant to which said license is granted, and shall also be for the use and benefit and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating the provisions of this ordinance. A fee of ten dollars ($10.00) shall be paid for each transfer of a license.

(C) The application of 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 to apply for the license), and such a legal description of the premises, upon which the trailer camp is to be or is located as will readily identify and definitely locate the premises. The application shall be accompanied by two 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 lighting of units and rubbish disposal. If the existing or proposed camp is designed to serve nondependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

Section 5. Inspection and Enforcement. No trailer camp license (or permit for location outside of a licensed trailer camp) shall be issued until the town clerk shall notify the town board and these officials of the town board shall have inspected each application and the premises on which trailers will be located to insure compliance with the regulations, ordinances and laws applicable thereto. No license will be renewed without a reinspection of the premises. For the purposes of making inspections and securing enforcement such officials or their authorized agents shall have the right and are hereby empowered to 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.

Section 6. Location of Trailer Camps. (A) No trailer or trailer unit shall be located in any fire lane.

(B) No occupied trailer within the limits of the Town of Newport 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 ten feet from any building or other trailer or from the boundary line of the premises on which located.

Section 7. 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 other camp shall be situated in any area that is located 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 1,500 square feet and a width of not less than 20 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 have no obstructions.

(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 30 amperes capacity, and a heavy duty outlet receptacle. Electrical outlets shall be weatherproofed 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.

Section 8. 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 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.

Section 9. Service Building and Accomodations. (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 ordinance, 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 sixteen dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with running 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 four feet square, for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least twelve feet square.

(D) Laundry facilities shall be provided at 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 accomodations shall be based upon the total camp capacity according to the accepted plans.

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

Section 10. Waste and Garbage Disposal. (A) All liquid wastes from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer extended from and connected with the public sewer system.

(B) Every space designed to serve a nondependent 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 so 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 is hereby declared 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, water-tight metal garbage depository from which 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.

Section 11. 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 Newport for permanent occupancy, unless such trailer is located on a trailer camp licensed under this ordinance, except as provided in section 2A.

(B) The Town Board may, in its discretion, and by a uniform rule, limit the number of occupants in any trailer occupying a space in a licensed camp, for reasons of health and public welfare.

Section 12. 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 ordinance shall be posted therein and the camp register shall at all times be kept in said office.

(B) It is hereby made the duty of the attendant or person in charge together with the licensee, to:

(1) Keep a register of all guests, to be open at all times to inspection by state and federal officers and by the Town Board 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 number of all trailers and towing or other vehicles.

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 ordinance are complied with and enforced and report promptly to the proper authorities any violations of law which may come to their attention.

(4) Report to the town chairman all cases of persons or animals affected or suspected of being affected with any communicable disease.

(5) Maintain in convenient places, approved by the Town Chairman, hand fire extinguishers in the ratio of one to each eight units.

(6) Collect the monthly parking permit fee as provided in section 14 of this ordinance. A book shall be kept current showing the names of the persons paying said service charges and the amount paid, which monies are the property of the Town of Newport.

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

Section 13. Applicability of Plumbing, Electrical and Building Ordinances. All plumbing, electrical, building and other work done on or at any camp licensed under this ordinance shall be in accordance with the Columbia County Zoning ordinances and the requirements of the state plumbing, electrical and building codes and the regulations of the State Board of Health. Licenses and permits granted under this ordinance grant no right to erect or repair any structure, to do any plumbing work or to do any electrical work.

Section 14. Monthly Parking Fee. (A) There is hereby imposed on each owner or operator of a trailer camp licensed herein a monthly parking permit fee of $6.00 as determined in accordance with chapter 563, laws of 1953, 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 the town treasurer such monthly parking permit fees on or before the tenth of the month following the month for which such fees are due, in accordance with the terms of this ordinance.

(B) Occupants of nonexempt trailers parked outside of licensed trailer camps in accordance with section 2A of this ordinance shall pay a monthly parking permit fee of $6.00 to the town treasurer.

Section 15. Revocation and Suspension. The Town Board is hereby authorized to revoke any license or permit issued pursuant to the terms of this ordinance in accordance with chapter 563, laws of 1953.

Section 16. Penalties for Violation of Ordinance. Any person violating any provision of this ordinance, shall upon conviction thereof forfeit not less than $10 nor m ore than $100 and the costs of prosecution and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment of such forfeiture and costs of prosecution, but not exceeding thirty days for each violation. Each day of violation shall constitute a separate offense.

Section 17. Separability and Conflict. (A) If any section, subsection, paragraph, sub-paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

(B) All ordinances or parts of ordinances, including the county zoning ordinances under section 59.97, which are inconsistent with or contrary hereto shall apply with respect to the establishment and operation of any trailer camp only if such ordinance is more restrictive than this ordinance.

Section 18. Effective Date. This ordinance shall take effect May 1, 1969 after passage and posting as provided by law.

Section 19. Supplemental Administrative Provisions. Adds the following administrative provisions:

(A) Amends section 14, in part, relating to payment of parking fees:

1. The owner/operator of each trailer camp is hereby allowed, but required, to remit parking fees following the end of each Quarter of the calendar year.
2. Trailers parked outside camps or courts as provided in sections 2A and 17B as follows:
   (a) Full-time owners/occupants to have option of remitting fees in advance, or on monthly or quarterly basis.
   (b) Intermittent, or seasonal owners/occupants to have option of remitting fees at end of the current season.
   (c) Any parking fees remaining unpaid on December 1, of each year will be placed upon the Tax Roll of the owner of the Real Estate upon which the trailer is parked.

(B) The Town Clerk may request certification for months of occupancy and exempt status for any trailer parked under section 2A.

(C) Notice of adoption of this ordinance and the established parking fee will be provided each trailer camp owner/operator for posting required by law, and to each known owner/occupant of a trailer parked under section 2A in the Town of Newport.

Trailer Ordinance No. 2 is hereby adopted at a meeting of the Town Board of Newport on March 13, 1969.

Otto Christopherson, Chairman
Robert Peterson, Supervisor
Ken Hoege, Supervisor
Laurence Bogh, Clerk