

CHAPTER 28  
TRAILERS AND TRAILER PARKS (1)

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Article I. In General

Sec. 28-1. Definitions

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them in this section:

Natural Or Artificial Barrier means any river, pond, canal, railroad, levee, embankment and not less than five or more than six foot metal fence or hedge.

Park means trailer coach park.

Persons mean any natural individual, firm, trust, partnership, association or corporation.

1. For state law as to trailer courts generally, see NDCC: 23-10-01 to 23-10-12; for former ordinances on this subject, see Ord. No. 45, Post 1940.

Trailer Or Trailer Coach Or Mobile Home means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes.

Trailer Coach Park or Trailer Court means any plot of ground upon which ten or more trailer coaches occupied for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accommodations.

Trailer Coach Space means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach.

#### Sec. 28-2. Trailers To Be Parked Within Trailer, Court- Generally

Trailers, trailer coaches or mobile homes may only be parked in the city within a licensed trailer court.

#### Sec. 28-3. Same- Exceptions

- (a) It shall be unlawful within the city limits for any person to park any trailer on any street, alley or highway or other public place or on any tract of land owned by any person occupied or unoccupied, within the city except as provided in subsections (b) and (c) of this section.
- (b) Emergency or temporary stopping or parking is permitted on any street, alley or highway for no longer than one hour subject to any other or further traffic or parking limits imposed for such street, alley or highway.
- (c) Automobile trailer coaches may be parked upon private premises located outside the Fire Zone of the city, if such trailer is vacant and not used for human habitation. No automobile trailer coach shall be occupied or used for human habitation unless located in a licensed trailer coach park.

#### Sec. 28-4. Registration of Occupants

It shall be the duty of the licensee to keep a register containing a record of all trailer coach owners and occupants located within the park. The register shall contain the following information:

- (1) Name and address of each occupant and place of occupation.
- (2) The make, model and year of all automobile and trailer coaches.
- (3) License number and owner of each trailer coach and automobile by which it is towed.
- (4) The state issuing such licenses.
- (5) The dates of arrival and departure of each trailer coach.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following the date of registration.

#### Sec. 28-5. Trailer Court Specifications Generally

- (a) The minimum total area of the premises shall be forty thousand square feet.
- (b) The minimum lot area of premises used or occupied by each mobile home shall be two thousand square feet, clearly defined on the ground by stakes, posts, or other markers. There shall be a permanent lot number on a marker in front of each lot at least three square with four inch numerals.
- (c) The minimum lane or driveway on which each individual mobile home fronts on shall be twenty feet in width surface with a dust-proof all-weather surface, and giving an unobstructed access to a public street or highway. There shall be no parking on driveways or land unless they are thirty-five feet wide.
- (d) No mobile home shall be placed within fifteen feet of any other mobile home nor within five feet of the right-of-way line of any city thoroughfare. Exterior additions must be ten feet from any other mobile home.
- (e) All entrances, exits, land and driveways between rows of mobile homes used or occupied in any mobile home camp shall be lighted by electricity; at least one hundred and fifty watt light bulb shall be provided for each sixty lineal feet of land or driveway.
- (f) No business shall be conducted in any mobile home in a mobile home camp.
- (g) There shall be a playground area having a minimum of two thousand square feet.
- (h) All provisions for water supply laundry, sewage, safety and fire protection to be provided in any trailer camp shall have been approved by the appropriate city, county or state officer or agency.
- (i) Any exterior additions not a part of factory construction shall be limited to a maximum width of eight feet.
- (j) There shall be a sign at the entrance to all trailer parks at least twelve square feet showing the name of the court and such sign shall have a maximum of twenty square feet.

#### Sec. 28-6. Trailer Court Plan Generally

The trailer coach park shall conform to the following requirements:

- (a) All provisions of planning and zoning.
- (b) Each park shall provide a service building to house toilet facilities, bathing facilities, laundry facilities and other sanitary facilities as hereinafter more particularly described.
- (c) An electrical outlet supplying at least two hundred and twenty volts shall be provided for each trailer coach space.
- (d) No trailer coach park shall provide space for less than ten trailer coaches in accordance with the provisions of this section.

#### Sec. 28-7. Location Generally

Trailer coach parks shall be located in those areas or districts permitted or specified in planning and zoning.

### Article II. Licenses

#### Sec. 28-8. Required

It shall be unlawful for any person to maintain or operate within the limits of the city any trailer coach park or trailer court unless such person first obtains a license therefore.

#### Sec. 28-9. Application

Application for a trailer coach park license shall be filed with the city building inspector and license issued by the city auditor. Applications shall be in writing, signed by the applicant and shall contain the following:

- (a) The name and address of the applicant.
- (b) The location and legal description of the trailer coach park.
- (c) A complete plan of the park.
- (d) Plans and specifications of all buildings and other improvements constructed or to be constructed within the trailer coach park.
- (e) Such further information as may be requested by the city building inspector to enable him to determine if the proposed park will comply with the legal requirements.

#### Sec. 28-10. Issuance

If the applicant is found to be a good moral character and the proposed trailer coach park will be in compliance with all provisions of this article, all other applicable ordinances or statutes the city auditor shall approve the application and upon completion of the park according to plans, the license shall be issued.

#### Sec. 28-11. Fees: Not Transferable

The annual license fee for each trailer court shall be five dollars for each block of one hundred trailer coach spaces or fraction thereof and in addition there shall be no charge per annum for each trailer coach space which has been occupied for a period or periods aggregating more than thirty days. Licenses are not transferable.

#### Sec. 28-12. Posting

The license certificate shall be conspicuously posted in the office of or on the premises of the trailer coach park at all times.

#### Sec. 28-13. Revocation

The city council may revoke any license to maintain and operate park when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of this chapter. After such conviction, the license may be re-issued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with law.

### Article III. Health And Safety Requirements

#### Sec. 28-14. Water Supply

An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. The water supply shall be obtained from faucets only. No common drinking cups shall be permitted. Cold water supply faucets shall be located on each trailer coach space. An adequate supply of hot water shall be provided at all times in the service building.

#### Sec. 28-15. Sanitation Facilities

(a) As used in this section:

1. Dependent Trailer Coach means a trailer which does not have a toilet and bath or shower.
2. Independent Trailer Coach means a trailer coach that has a toilet and bath or shower.
3. Dependent Trailer Coach Space means a trailer coach space which is designed to accommodate a dependent trailer coach and does not have sewer and water connections to accommodate a toilet and a bath or shower in the trailer coach.
4. Independent Trailer Coach Space means a trailer coach space which has sewer and water connections designed to accommodate the toilet and bath or shower contained in an independent trailer coach.

(b) Each park with dependent trailers shall be provided with toilets, baths or showers, slop sinks and other sanitation facilities which shall conform to the following requirements:

1. Toilet facilities for men and women shall be either in separate building or at least twenty feet apart or shall be separated, if in the same building, by a soundproof wall.
2. Toilet facilities for women shall consist of not less than one flush toilet for every ten dependent trailer coach spaces, one shower or bathtub for every ten dependent trailer spaces and one lavatory for every twenty dependent trailer coach spaces. Each toilet, shower, and bathtub shall be in a private compartment.
3. Toilet facilities for men shall consist of not less than one flush toilet for every fifteen dependent trailer coach spaces, one shower or bathtub for every ten dependent trailer coach spaces and one urinal for every fifteen dependent trailer coach spaces. Each toilet, shower or bathtub and urinal shall be in a private compartment.

4. An independent trailer coach may be parked on a dependent trailer coach space but the requirements of paragraphs (2) and (3) immediately hereinabove specified shall not thereby be affected.

#### Sec. 28-16. Laundry Facilities

Laundry facilities shall be provided. Drying spaces or facilities shall be provided sufficient to accommodate the laundry of the trailer coach occupants. The service building housing the laundry facilities shall be a permanent structure complying with all applicable ordinances and statues regulating buildings, electrical installations and plumbing and sanitation systems.

#### Sec. 28-17. Sewage Disposal

Waste from showers, bathtubs, toilets, slop sinks and laundries shall be discharge into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system or such construction and in such a manner as will present no health hazard.

#### Sec. 28-18. Garbage Receptacles

Tightly covered metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located no further than two hundred feet from any trailer coach space. The cans shall be kept in a sanitary condition at all items. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow.

#### Sec. 28-19. Animals and Pets

No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any trailer coach park.

#### Sec. 28-20. Fire Protection

No open fires shall be permitted at any place which would endanger life or property.