

ORDINANCE NO. 23

AN ORDINANCE REGULATING TRAILER COACH PARKS AND COACHES, THE CONSTRUCTION AND MAINTENANCE OF TRAILER COACH PARKS, PROVIDING FOR THE SANITATION OF THE SAME, FOR THE CITY OF DETROIT, REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

The City of Detroit Does Ordain As Follows:

23-1 DEFINITIONS.

As used in this Ordinance

- (a) "Natural or artificial barrier" means any river, pond, canal, railroad, levee, embankment, fence or hedge.
- (b) "Park" means trailer coach park.
- (c) "Person" means any natural individual, firm, trust, partnership, association or corporation.
- (d) "Trailer Coach" means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes.
- (e) "Trailer Coach Park" means any plot of ground upon which one or more trailer coaches occupied for dwelling or sleeping purposes are located regardless of whether or not a charge may be made for such accomodations except where one trailer is parked on a lot with no charge and it must have the required sanitary facilities.
- (f) "Trailer Coach Space" means a ;lot of ground within a trailer coach park designed for the accomodation of one trailer coach.

23-2 LICENSE

It shall be unlawful for any person to maintain or operate with in the limits of the City any trailer coach park unless such person shall first obtain a license therefor. All trailer coach parks in existence upon the effective date of the Ordinance shall within 30 days thereafter obtain such license, and in all other respects comply fully with the requirements of the ordianance.

23-3 LICENSE FEES

The per year license fee for each trailer coach park shall be Ten (\$10.00) Dollars for first 25 spaces or fraction thereof and forth (.40) cents for each additional space, provided that the maximum annual license fee for one trailer coach park shall not be more than \$250.00.

A license issued for a trailer coach park as in this Ordinance provided for may be transferrable upon the payment of a fee of five (\$5.00) Dollars, provided, however, that before the transfer of any trailer court license an application for the transfer of the same shall be filed with the City Recorder, accompanied with the required transfer fee. The County health official, Mayor and at least two (2) councilman shall investigate the person to whom any such license is sought to be transferred and inspect the trailer coach park covered by such license. If the person to whom the trailer coach park license is to be transferred is found to be of good moral character and the trailer court park in all respects complies with the terms and provisions of this Ordinance and all other applicable ordinances of the City, the City or County health officer, the Mayor and at least two (2) councilman shall indorse their approval together with a written statement that all the provisions of this ordinance have been complied with and the City Recorder shall transfer said license to the person securing the transfer thereof. If the City or County health officer, shall disapprove of such transfer, the transfer fee deposited to the City Recorder shall be returned to the applicant.

23-4 APPLICATION FOR LICENSE

Application for a trailer coach park license shall be filed with and issued by the City Recorder. Application 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 showing compliance with 23-5 of this Ordinance.
- (d) Plans and specifications of all buildings and other improvements constructed or to be constructed with the trailer coach park.
- (e) and such further information as may be requested by the City or County health officer, Mayor and City Council to enable them to determine if the proposed park will comply with legal requirements.

23-5 The trailer coach park shall conform to the following requirements.

- (a) The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- (b) Trailer coach spaces shall be at least 20 feet wide and clearly defined. Trailer coaches shall be so harbored on each space that there shall be at least 10 feet clearance between trailer coaches. No trailer coach shall be located closer than 5 feet from any property line bounding the park.
- (c) All trailer coach spaces shall abutt upon a driveway of not less than 20 feet in width which shall have unobstructed access to a public street, alley or highway. All driveways shall be adequately gravelled and well-drained, well-marked in the day time, and lighted at night with a minimum of 25 watt lamps at intervals of at least 100 feet.

- (d) Adequate, well-drained walkways not less than two feet wide shall be provided from the trailer coach spaces to the service buildings. The walkways shall be well-marked in the daytime and lighted at night with a minimum of 25 watt lamps at intervals of not less than 100 feet. Graveled or hard surfaced driveways would be sufficient in-lieu of walks
- (e) Each park shall provide service buildings to house toilet facilities, bathin facilities, laundry facilities and other sanitary facilities as hereinafter more particularly prescribed.
- (f) An electrical outlet supplying at least 110 volts shall be provided for each trailer coach space.

23-6 LOCATION

Trailer coach parks may be located in any district except restricted residential districts and multiple residential districts. Each boundary of the park must be at least 200 feet from any permanent residential building located outside the park unless separated there from by a natural or artificial barrier, or unless a majority of the property owners according to area within said 200 feet consent in writing to the establishment of the park. If a trailer coach park upon the effective date of this Ordinance is located in a district in which it would be prohibited by this Section said trailer coach park may be continued in operation at its present location so long as said trailer coach park complies in all other respects with the provisions of this Ordinance.

23-7 WATER SUPPLY

An adequate and potable supply of 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 for bathing, washing and laundry facilities.

23-8 SANITATION FACILITIES

Each park, shall be provided with toilets, baths, or showers, and other sanitation facilities which shall conform to the following requirements.

- (a) Toilet facilities for men and women shall be either in separate buildings at least 20 feet apart or shall be separated, if in the same building, by a wall within which sound-deadening materials shall be used.
- (b) Toilet facilities for women shall consist of not less than one flush toilet for every 12 dependent trailer coach spaces, and one lavatory for every 12 dependent coach spaces. Each toilet shower and bathtub shall be in a private compartment. Trailer coach parks hereafter constructed, or utility houses hereafter renovated, shall provide facilities at the ratio of one flush

toilet for every 10 dependent trailer coach spaces, one shower or bathtub for every 10 dependent trailer coach spaces and one lavatory for every 10 dependent trailer coach spaces.

(c) Toilet facilities for men shall consist of not less than one flush toilet for every 12 dependent trailer coach spaces, one shower or bathtub for every 12 dependent trailer coach spaces, one lavatory for every 12 dependent trailer coach spaces. Each toilet shower, and bathtub shall be in a private compartment. Trailer coach parks hereafter constructed, or utility houses hereafter renovated, shall provide sanitary facilities at the ratio of one flush toilet for every 12 dependent trailer coach spaces, one shower or bathtub for every 12 dependent trailer coach spaces, one lavatory for every 12 dependent trailer coach spaces.

(d) Service buildings housing the toilet facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems, and shall be located not closer than 15 feet nor farther than 200 feet from any trailer coach space.

(e) The service building shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, including painted wood work, as shall permit repeated cleaning and washing. The floors of the trailer park utility houses shall be of water impervious material, and in all new and renovated buildings the floors of the bathroom, toilets and washrooms shall slope to a floor drain connected to an approved sewer system.

(f) All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any conditions that will menace the health of any occupant or the public or constitute a nuisance.

23-9 LAUNDRY FACILITIES

The laundry facilities shall be provided in the ratio of one double laundry tub and ironing board for every 20 trailer coach spaces. An electrical outlet supply currents sufficient to operate an iron shall be located conveniently near the ironing board. Drying spaces shall be provided sufficient to accomodate the laundry of the trailer coach occupants. The service buildings housing the laundry facilities shall be a permanent structure complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

23-10 SEWAGE AND REFUSE DISPOSAL

Waste for showers, bathtubs, toilets, and laundries shall be discharged into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as

will present no health hazard. All kitchen sinks, wash basins, bath or shower tubs in any trailer coach harbored in any park may empty into a sanitary sink drain located on the trailer coach space.

23-11 GARBAGE RECEPTABLES

Tightly covered metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not farther than 200 feet from any trailer coach space. The cans shall be on a platform and kept in a sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as may be necessary to insure that the garbage cans shall not overflow or at least once a week.

23-12 FIRE PROTECTION

Every park shall be equipped at all times with one fire extinguisher in good working order for every 10 trailer coach spaces located not farther than 200 feet from each trailer coach space. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any time. Covered burners are required for all incendiary material.

23-13 REGISTER OF OCCUPANTS

To comply with State regulations

23-14 REVOCATION OF LICENSE

The City Council may revoke any license to maintain and operate any park when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of this ordinance or any of the state laws relating to the operation of trailer coach parks. After such conviction any license may be re-issued if the circumstances leading to the conviction have been remedied, the park is being maintained and operated in full compliance with this Ordinance and any other ordinances or laws relating to the operation of trailer coach parks, and upon the City Council's approval of the re-issuance of such license.

23-15 POSTING OF LICENSE

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

23-16 SEPARABILITY PROVISIONS

Should any section or provision of this Ordinance be declared invalid, such decision shall not effect the validity of the remaining portions of this Ordinance.

23-17 PENALTY

Any person violating this Ordinance shall be fined not less than Five (\$5.00) Dollars nor more than one Hundred (\$100.00) Dollars for each offense and to imprisonment in the City Jail one (1) day for each Two (\$2.00) Dollars of the fine unpaid. Each day that a violation is permitted to exist shall constitute a separate offense.

23-18 EMERGENCY CLAUSE

NOW, THEREFORE, It is the judgement of the Common Council that an emergency exists, and it is necessary for the immediate preservation of the peace, health and safety of the City of Detroit, Oregon, that this Ordinance take effect from and after its passage and approval by the Mayor.

THEREFORE, An emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed by the Common Council of the City of Detroit, Oregon this 12 day of May, 1959

Approved by the Mayor this 12 day of May, 1959

Read by title and in full this 12 day of May, 1959

Read by title and in full this 12 day of May, 1959

Passed by the Common Council this 12 day of May, 1959

Elizabeth L. Dean

Approved this 12 day of May, 1959

Harold Champion
Mayor