

TURN TO ORDINANCE T 1
7-1-78

ORDINANCE NO. 41

AN ORDINANCE REGULATING THE PARKING OF TRAILER HOUSES WITHIN THE CITY OF DETROIT, PROVIDING REGULATIONS FOR TRAILER PARKS, AND REPEALING ORDINANCE NO. 23.

The city of Detroit ordains as follows:

- 41.-1. DEFINITIONS. As used in this ordinance the following words & phases, unless the context otherwise requires, shall mean:
 - (a) Trailer house. Any portable structure or vehicle constructed or designed to permit its occupancy for dwelling or sleeping purposes or any other form of human occupancy.
 - (b) Human occupancy. Any use of a trailer house other than the normal storage of a trailer house during periods when the trailer house is not in use.
 - (c) Trailer park. A privately owned place licensed by the City where two or more trailers used for human occupancy are parked within 500 feet of one another on a lot, tract or parcel of land under the same ownership.

- 41.-2. UNLAWFUL ACTS.
 - (a) It shall be unlawful to park or place any trailer house used for human occupancy within the city of Detroit for any period of time exceeding 24 hours except in a regularly licensed trailer park which has been issued a valid certificate of sanitation, required under the provisions of Chapter 446, Oregon Revised Statutes.
 - (b) It shall be unlawful to park or place a trailer house used for human occupancy within the City of Detroit on a public street for a time exceeding four hours.
 - (c) It shall be unlawful to cook or use the facilities of a trailer house outside of a trailer park, except where a temporary permit has been obtained from the city and then limited to the area for which said permit is described.

- 41.-3. PERMITTED ACTS.
 - (a) The storage of trailer houses not in use through any form of human occupancy is permitted within the city of Detroit subject to the following conditions:
 1. Providing the trailer house is parked within a garage or carport, or
 2. Provided the trailer house is parked or placed in accordance with the lot coverage, yard setback and area standards for structures as required by the City's building ordinance, and
 3. Provided the trailer house is maintained in a structurally safe condition and not permitted to become unsafe by reason of inadequate maintenance, delapidation, obsolescence, or abandonment.
 - (b) Trailer houses used for human occupancy may be parked outside a trailer park, after the owner or occupant thereof has secured from the city a permit and has paid a fee of \$5.00. This permit shall be issued for or during the construction of a permanent structure. This permit shall not be issued unless the applicant will show to the satisfaction of the city council that the proposed parking and use of the trailer house will comply with subsection (1) and (2) of ORS 446.125.

The permit shall be temporary only and when a permit shall have been issued in a particular calendar year, another temporary permit shall be required for the next succeeding year.

- (c) Any person, firm or corporation that has a trailer house legally parked in the City of Detroit at the time this ordinance goes into effect shall be permitted to continue the existing use of the particular trailer house at its present location if the use was permitted prior to the adoption of this ordinance. Permitted acts under this section are declared void if any of the following conditions occur;
1. A change in the location of the trailer house,
 2. A change in the use of a trailer house,
 3. Substitution of one trailer house for a different trailer house,
 4. Permitting the trailer house to become structurally unsafe, dilapidated, obsolete, abandoned and otherwise unsafe by reason of inadequate maintenance.

41.-4. TRAILER PARKS.

- (a) Persons desiring to maintain or operate a trailer park shall make written application to the City Council for a license to operate the same.
- (b) Each application for a license to operate a trailer park within the City of Detroit, except where the application is for renewal only, shall be accompanied by an application fee of \$10.00 which shall be in addition to the annual licence fee provided.
- (c) Each application for a trailer park license, except where the application is for renewal only, shall be accompanied by two copies of a plot plan of the park and floor plans of all park buildings. The following information shall be furnished on all plans and such other information as the city council may require.
1. Name and location of trailer park,
 2. Name of owner of park,
 3. Name of individual preparing plans,
 4. Scale used in preparing plans,
 5. Explanation of symbols used, and
 6. Identify proposed work and existing installations (if any).
- (d) Before granting any such trailer park license, the city council shall study the application and such other information as was furnished by the applicant and will prepare a written report and recommendation thereon. The City council shall within 30 days after receipt of the application hold a public hearing on the matter of granting a license for the proposed trailer park. Not less than ten days before any such hearing, the city recorder shall post or cause to be posted, written notice of such hearing in four conspicuous places within 600 feet of such proposed site.
- (e) The city council, within 15 days following the public hearing shall report their findings and recommendations. Said report shall describe the effects of the proposed trailer park upon the over-all future program for the development and improvement of the City of Detroit as

related to the following areas of public service;

1. Sewage disposal system,
 2. Domestic water supply,
 3. Adequacy of drainage facilities,
 4. Traffic problems and arterial street plan,
 5. Preservation of property values of surrounding areas.
- (f) All licensed trailer parks shall conform with Oregon revised statutes Chapter 446 sections .002 to .990, unless otherwise provided for in this Ordinance.
- (g) License certificates shall be conspicuously posted in the office of the trailer park.
- (h) Each and every trailer park within the limits of the city of Detroit shall pay an annual license fee of \$10.00 for the first 10 spaces or fraction thereof and \$.50 cents for each additional space.
- (i) The council may in its discretion grant or deny a trailer park license.
- (j) A license issued for a trailer park as in this ordinance provided for may be transferrable upon the payment of a fee of \$5.00, provided however, that before the transfer of any trailer park 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 officer the Mayor and at least two councilmen shall investigate the person to whom any such license is sought to be transferred and inspect the trailer park covered by such license. If the person to whom the trailer park license is to be transferred is found to be of good moral character and the trailer park in all respects complies with the terms and provisions of this ordinance and all other applicable ordinances of the city, said license shall be approved.
- (k) The city council may revoke any trailer park license when the licensee has been found guilty by a court of competent jurisdiction of violating any provisions of this ordinance or any of the State laws relating to the operation of trailer parks. After such conviction any license may be reissued 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 a trailer park, and upon the city council's approval of the re-issuance of such license.
- (l) The same procedure for obtaining a license to operate a trailer park shall follow before the number of trailer parking units in any such park may be increased in number and before the re-establishment of any trailer park which has been discontinued and not in operation for a period of more than one year.

41.-5. PENALTIES.

Any person, firm or corporation violating any of the provisions of this ordinance, or failing to comply therewith, shall, upon conviction, be punished by imprisonment for a period not to exceed 90 days, or by a fine not to exceed \$500.00 or both.

41.-6. EFFECT OF ORDINANCE.

if any part or parts of this ordinance are for any reason

held to be invalid, such decision shall not effect the validity of the remaining portions of this ordinance.

41.-7. CONFLICTING ORDINANCES.

Ordinance No. 23 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

41.-8. DECLARATION OF PURPOSE.

Inasmuch as a growing proportion of the inhabitants are living in mobile homes, it is desirable and necessary to regulate the use of mobile homes within the City of Detroit, in order to promote safety, welfare, convenience, public health and morale, and to preserve the landscape of the city.

Passed by the council of the city of detroit this 12 day of March 19 68.

Approved by the Mayor this 12 day of March 19 68.

Harold Chapman
Mayor

Attest: Saul Zone
City Recorder