

ORDINANCE NO. 357

AN ORDINANCE REGULATING TRAILER COACHES AND TRAILER COACH PARKS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAS ANIMAS, BENT COUNTY, COLORADO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAS ANIMAS:

Section 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 vehicle or similar portable structure having no foundation other than wheels, jacks or skirtings and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.
- (e) "Independent Trailer Coach" means a trailer coach which has a flush toilet, a bath or shower, and a sink.
- (f) "Dependent Trailer Coach" means a trailer coach which does not have a flush toilet and a bath or shower.
- (g) "Housecar" means a facility designed and adapted to provide living quarters which may be either dependent or independent in the sense of utility connections but either attached to or designed to be loaded on a pick-up or truck other than being towed or pulled.
- (h) "Vacation Trailer" means either a dependent or independent trailer coach not exceeding 28 feet in length.
- (i) "Trailer Coach Park" means any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- (j) "Trailer Coach Space" means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach, and shall consist of 1000 square feet.

Section 2: Location and parking of Trailer Coaches, House-cars, and Vacation Trailer:

- (a) Use of a trailer coach, house-car or vacation trailer as human habitation in other than a trailer court is hereby determined and declared to be a nuisance and it shall be unlawful for any person to occupy an independent or dependent trailer coach, house car or vacation trailer for human habitation within the limits of zoned areas of the City of Las Animas, except within a licensed trailer coach park; this ordinance shall not apply to established use established as of the date of the enactment of this ordinance.
- (b) It shall be unlawful for any person to park a trailer coach, housecar or vacation trailer on any street of the City of Las Animas for longer than a 24 hour period.

Section 3. License

It shall be unlawful for any persons to maintain or operate within the limits of the City of Las Animas any trailer coach park unless such person shall first obtain a license therefore. All trailer coach parks in existence upon effective date of this ordinance shall obtain such license and in all other respect comply fully with the requirements of this ordinance. It shall be unlawful for any person to maintain or operate within the limits of the City of Las Animas a trailer coach park except in an area zoned for business, and no license shall be issued for trailer coach location except for a location within an area zoned for business.

Section 4. License Fees

The annual license fee for each trailer coach park shall be \$35.00 for the first ten (10) trailer coach spaces as defined herein, and \$2.00 for each trailer coach space in excess thereof.

Section 5. Application for License

Application for a trailer coach park license shall be filed with the City Clerk, shall be in writing and in duplicate and signed by the applicant, and shall contain the following information:

- (a) The name and address of the applicant;
- (b) The location and legal description of the proposed trailer coach park;
- (c) The extent and area to be used for park purposes;
- (d) The driveways and entrances, exits, roadways and walkways;
- (e) Location of sites for trailer coaches;
- (f) Location and number of proposed sanitary conveniences, including proposed toilets, wash-rooms, laundries, laundry drying space, and utility rooms;
- (g) Method and plan of sewage disposal;
- (h) Method and plan of garbage disposal;
- (i) Plan of water supply;
- (j) Plan of electric lighting;
- (k) Incinerator and burning space;
- (l) Children's play area.

The City Building Inspector shall, upon receipt by the City Clerk of a written application for permit make an inspection to determine if said trailer coach park will conform with the within provided requirements.

Section 6. Trailer Coach Park Safety, Fire Protection and Sanitation and Spacing Requirements

No trailer coach park shall be licensed unless it conforms to the following requirements and any licensed trailer coach park may have its license revoked for failure to conform to said requirements, to-wit:

- (a) The park shall be located on a well drained site, properly graded to insure ample drainage and freedom from stagnant pools of water.
- (b) Trailer coach spaces shall be provided consisting of a minimum of 1000 square feet for each space, which shall be at least 25 feet wide and clearly defined. Trailer coaches shall be so harbored on each space that there shall be at least a fifteen (15) foot clearance between trailer coaches; provided, however, that with respect to trailer coaches parked end-to-end the end-to-end clearance between trailer coaches may be less than fifteen (15) feet, but shall not be less than ten (10) feet. No trailer coach shall be located closer than ten (10) feet from any building within the park, and from any property line bounding the park.
- (c) All trailer coach spaces shall abut upon a driveway of not less than twenty-five (25) feet in width which shall have unobstructed access to a public street, alley, or highway. All driveways shall be hard surfaced, well marked in the daytime and lighted at night with twenty-five (25) watt lamps at intervals of one hundred (100) feet located approximately fifteen (15) feet from the ground.
- (d) An electrical outlet supplying at least 110 volts shall be provided for each trailer coach space.
- (e) Each park shall provide service buildings to house toilet facilities, laundry facilities, bathing facilities and other sanitary facilities hereinafter more particularly described; provided however, that such building or buildings shall not be required for a trailer coach park serving only independent trailer coaches. Any license issued to a trailer coach park serving only independent trailer coaches shall bear the following notation on its face: "LIMITED

TO INDEPENDENT TRAILER COACHES". In this event, it shall be unlawful for any person operating under such a license to permit a dependent trailer coach, house car, or vacation trailer to occupy any portion of a trailer park.

Section 7: Sanitation Facilities and Safety Rules

Every licensed trailer park shall be open to inspection by the City Building Inspector at all times, and the following standards shall be considered in making a recommendation in licensing a trailer coach park and applied and enforced with reference to a licensed existing trailer coach parks and persistent failure to conform to these standards upon notice by City Building Inspector shall be cause for revocation of its license.

(a) The plumbing and electrical connections shall be in accordance with the ordinances of the town, all trailers using gas, kerosene, gasoline, or fuel oil for heating or cooking purposes shall have their stoves properly vented with flues of adequate size and construction, with the exception of a supply container for each trailer, no gasoline, kerosene, or fuel oil shall be stored on the premises, and said supply container must be approved by this City Building Inspector of the City of Las Animas. Every connection between a liquified petroleum gas container and its appliance shall be of metal pipe, no liquified petroleum gas container shall be permitted inside of any trailer coach. All trailer coaches shall comply with the regulation of the Colorado State Department of Public Health controlling carbon monoxide poisoning in trailers.

(b) Every licensed trailer park serving dependent trailer coaches, house cars or vacation trailers shall provide the following sanitation facilities.

(1) The toilet and other sanitation facilities for males and females shall be wither in separate buildings or shall be separated, if in the same building, by a wall.

(2) Toilet facilities for males shall consist of not less than one flush toilet for every 10 dependent trailer coaches, one shower or bath tub with individual dressing accommodations for every 10 dependent trailer coaches, and one lavatory for every 10 dependent trailer coaches.

(3) Toilet facilities for females shall consist of not less than one flush toilet for every 10 dependent trailer coaches, one shower or bath tub with individual dressing accommodations for every 10 dependent trailer coaches, and one lavatory for every 10 dependent trailer coaches.

(4) Anything in subsections (2) and (3) to the contrary notwithstanding, each trailer coach park shall provide for each sex not less than one flush toilet, one shower or bath tub with individual dressing accommodations and one lavatory; and in addition thereto, provide all sanitary facilities required by the ordinances of the City and the laws of the State of Colorado.

(5) Each toilet and each shower or bath tub with individual dressing accommodations, for which provision is made in subsections (2), (3) and (4), shall be in a private compartment.

(6) 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 10 feet nor farther than 200 feet from any trailer coach space.

(7) The service buildings 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 woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service buildings shall be of water impervious material.

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

(9) Laundry facilities shall be provided in the ratio of one double laundry tub and one conventional wringer type washing machine for every 20 trailer coach spaces, or fraction thereof, or one single laundry tub and one automatic or semi-automatic type washing machine for every 20 trailer coach

spaces, or fraction thereof. An electrical outlet shall be provided supplying current sufficient to operate each washing machine. Drying spaces 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 statutes regulating buildings, electrical installations, and plumbing and sanitation systems.

(10) Waste from showers, bath tubs, flush toilets, lavatories, slop sinks, and laundries in service and other buildings within the park shall be discharged into an approved private sewer system and into a public sewer system when available. Each trailer coach space shall be provided with a trapped sewer at least four inches in diameter which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory, and kitchen sink of the trailer coach harbored in such space and having any or all of such facilities. The trapped sewer in each space shall be connected to discharge the trailer coach waste into an approved private sewer system and into a public sewer system when available. At the highest point of any sewer connection serving two or more trailer coach spaces, a vent shall be provided from the connection pipe, the top of which shall be not less than twelve (12) feet above the ground.

(11) One tightly covered thirty-two (32) gallon capacity metal garbage can shall be provided for each two trailer coach spaces. Racks or holders shall be provided for all garbage cans. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Garbage cans shall be located not further than 200 feet from any trailer coach space. The cans and their racks or holders shall be kept in sanitary condition at all times.

(12) Every park shall be equipped at all times with one fire extinguisher in good working order for every four trailer coach spaces located not farther than 50 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.

Section 8: 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.

Section 9: 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:

- (a) Name and address of each occupant.
- (b) The make, model and year of all automobiles and trailer coaches;
- (c) License number and owner of each trailer coach and automobile by which it is towed;
- (d) The state issuing such license;
- (e) The date of arrival and of departure of each trailer coach;
- (f) Whether or not each trailer coach is an independent or dependent trailer coach.

The park shall keep the register available for inspection, at all times, by law enforcement officer, public health officials and other 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.

Section 10: Supervision

A responsible attendant or caretaker, owner or operator shall be in charge at all times to keep the trailer coach park, its facilities and equipment in a clean, orderly, and sanitary condition and he shall be answerable, with the licensee, for any violation of the provisions of this ordinance. Such attendant or caretaker, owner or operator, shall be available at any reasonable time to

assist the law enforcement officers of the City in conducting an inspection of the Park.

Section 11: Revocation of License

The City Council may, having a hearing first, revoke any license to maintain and operate a park when the licensee has violated any provision of this Ordinance. After such revocation, the license may be re-issued by the City Council if the circumstances causing such violation have been remedied or corrected.

Section 12: 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.

Section 13: Alterations and Additions

No permanent additions of any kind shall be built onto or become a part of any trailer coach. Skirting of trailer coaches is permissible, but such skirting shall not attach the trailer coaches permanently to the ground, shall not provide a harborage for rodents or create a fire hazard.

The wheels of the trailer coach shall not be removed, except temporarily when necessary for repairs. Jacks or stabilizers may be placed under the frame of the trailer coach to prevent movement on the springs while the trailer coach is parked and occupied.

Section 14: Trailers Prohibited in Certain Residence Zones

(a) The parking, maintaining or storing of trailer coaches in residence districts is prohibited, excepting the storing of unoccupied trailer coaches classed as "Vacation Trailers" and owned by the property owner where stored, and in no case are such "Vacation Trailers" so stored to be in excess of Twenty-eight (28) feet in length and shall be stored in an inconspicuous position at the rear of the premises.

(b) Parking or storing of trailer coaches not used as living quarters or occupied is permitted in Commercial Zones.

(c) No trailer coach which is used for living or sleeping purposes shall be parked in any area within the city limits other than a trailer park.

Section 15: Nothin herein contained shall be construed as limiting the parking of trailer coaches, housecars, vacation trailers within an area zoned for business for the purpose of offering the same for sale or to use trailer coach, for an office so long as the same is not used for a human habitation.

Section 16: Miscellaneous Laws and Regulations

In addition to the requirements set forth in these regulations, all trailer courts and facilities shall be established, constructed, and operated in compliance with all existing State and local statutes, ordinances, codes and regulations.

Section 17: All existing ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 18: Separability of Provisions

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

Section 19: Penalty

Any person violating this Ordinance shall be fined not less than \$5.00 nor more than \$300.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

wilson jones

