

Ordinance No. 563

An ordinance repealing and replacing Article A of Chapter 7 of Title 11 of the Akron Municipal Code, regulating Travel Trailer Parks.

WHEREAS, Article A, Chapter 7 of Title 11 of the Akron Municipal Code establishes requirements for travel trailer parks within the Town of Akron; and

WHEREAS, the Board of Trustees for the Town of Akron finds it necessary and proper to clarify certain such requirements and to modify the enforcement procedures therefor.

NOW, THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Akron that Article A, Chapter 7 of Title 11 of the Akron Municipal Code is hereby deleted in its entirety and replaced with the following:

11-7A-1: DEFINITIONS:

- A. For the purpose of this article, the following terms or words shall have the meanings ascribed to them in this section, unless a different meaning appears from the context;

"Trailer park" means an area clearly defined and separate from a mobile home park area, with individual parking lots, which may or may not have facilities for the temporary hook-up of electrical and plumbing outlets.

"Travel trailers" means a vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation use, and equipped for the road. It may be self-contained, with bath and toilet facilities, or classified as a dependent type, without bath and toilet facilities. Any regulations applying to travel trailers will also apply to campers mounted on a truck chassis, tents or tent type trailers.

11-7A-2: RIGHT OF ENTRY:

- A. Right Of Entry; Inspection: The building inspector or his duly authorized representative shall have the right and be empowered to enter any premises on which any mobile home or travel trailer is located, or is about to be located, and to inspect the same and all accommodations connected therewith at reasonable times. (1997 Code § 17.36.330; amd. 2016 Code).

11-7A-3: LICENSING REQUIREMENTS; FEES:

- A. License Required; Term; Certificate Of Occupancy:

1. It is unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned or controlled by

such person, a travel trailer park in the town, without having first secured a license from the town board to do so.

2. Prior to issuance of the initial license for a travel trailer park, the Town shall determine that the applicant has complied with the provisions of this article and this title.
3. The certificate of occupancy shall be attached to the register of such park and a copy shall be maintained on file in the office of the town clerk.
4. All licenses shall expire on April 30. Application for license renewal shall be made at least thirty (30) days prior to expiration.

B. Application for License; Fees:

1. The application for such license, or the renewal thereof, shall be filed with the Town Clerk and shall be accompanied by an annual fee of fifty dollars (\$50.00) for the first twenty (20) travel trailer spaces, or part thereof, and two dollars fifty cents (\$2.50) for each additional travel trailer space in the existing or proposed travel trailer park. The cost of any license having less than six (6) months to run before the expiration date, as herein provided, shall be reduced by fifty percent (50%).
2. The application for a license, or a renewal thereof, shall be made on forms furnished by the town clerk and shall include the name, address and signature of the owner in fee of the tract; name, address, and signature of applicant, if other than owner; legal description of the premises upon which the travel trailer park is, or will be, located; and a site plan illustrating the proposed layout of the travel trailer park.

C. Plan Approval: No license may be issued for a travel trailer park unless the plans for such park have been approved according to the requirements of this title.

D. Proof Of Payment Of Taxes And Assessments: No license may be issued for a travel trailer park unless a certificate is presented that shows that property taxes, real and personal, and all special assessments have been paid to date.

E. License Nontransferable: No license issued for a travel trailer park shall be transferable or assignable.

F. Responsibilities Of Park Owner: The owner of a travel trailer park shall be, and at all times remain, responsible for all utilities and buildings, thereon.

G. Special Conditions: The Board of Trustees may establish such additional terms and conditions for licenses issued under this Section 11-7A-3 as the Board of Trustees determines necessary and proper on a case by case basis.

H. Revocation Of License: A license issued to a travel trailer park may be revoked in accordance with the provisions of section 11-6C-15 of this title.

11-7A-4: PARKING TRAVEL TRAILERS AND MOTOR HOMES:

No travel trailer, motor home, camper coach, camper trailer, trailer coach or the like, whether self-propelled or without motive power, either attached to or detached from the towing vehicle, shall park or be parked within the town, except in a licensed and approved travel trailer park as specified by this article, or upon any alley or public ground within the town; nor shall the same be parked on any street or streets within the town for a period longer than five (5) days; provided, however, this section shall not be construed to prohibit the parking of uninhabited, unused travel trailers, motor homes, or the like, upon private property for the purpose of storage or sale when done so in compliance with all other applicable provisions of this article.

11-7A-5: GENERAL PARK REQUIREMENTS:

A. Service Building:

1. Travel trailer parks which accommodate Dependent Travel Trailers, shall provide a service building containing separate showers and sanitary facilities within two hundred feet (200') of any travel trailer parking space.
2. A "Dependent Travel Trailer" is a travel trailer without bath and toilet facilities.
3. The service building shall be constructed to the requirements of the international building code as adopted by the town, and requirements of the Colorado department of health.

B. Utility Hookups; Disposal Of Human Excrement: In travel trailer parks established on or after [insert effective date of this ordinance], each travel trailer space shall provide a utility hookup, including electricity, water and sewer, for each travel trailer. No toilet, washing or bathing facility within the travel trailer shall be used unless it is connected with the town sanitary sewer or is a self-contained unit. No human excrement, wash water, garbage or trash shall be deposited or thrown on the ground.

C. Size Of Individual Spaces: The site of individual spaces for parking of travel

trailers shall be a minimum size of twenty feet by sixty feet (20' x 60').

- D. Maintenance Of Service Buildings And Grounds: 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 or fire hazard.
- E. Mobile Home Used As Caretaker Office Or Residence: One mobile home may be placed in a travel trailer park and occupied as a residence or office by the caretaker or owner of the park. Such mobile home shall comply with the provisions of this article.
- F. Solid Waste Storage And Handling: The owner of any travel trailer park shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that will meet or exceed town, state and federal regulations.
1. The owner shall provide containers for storage of solid wastes awaiting collection. Containers are to be sized to completely contain all solid wastes that are generated on the park. Such containers must conform to all applicable town specifications or regulations including, but not limited to, size, sanitary conditions, physical conditions and container closure.
 2. The owner shall provide an adequate location or locations for such containers which shall facilitate the collection of solid wastes from the premises. Such locations shall be accessible to collection crews and occupants of the premises. The collection vehicle should be able to remain on a public street or alley and to stop directly adjacent to the container location. If private drives must be used, they should provide sufficient space around parked vehicles for each operation of the collection vehicle without backing the vehicle.
 3. The collection points, including the containers located therein, shall be kept in a neat and sanitary condition by the owner or his agent.

Mayor Brittani Kusel

[S E A L]

ATTEST:

DENCIA RAISH, CMC
Town Clerk/Administrator

First Reading: November 4, 2019
Second Reading:
Adopted this day of