

CHAPTER 28

HOUSE TRAILERS AND TOURIST CAMPS

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SECTION 28-1. TITLE

This chapter shall be known as the "House Trailer and Tourist Camp Ordinance of the Village of Arcade."

SECTION 28-2. PURPOSE

It is the purpose of this chapter to promote health, safety, morals and general welfare of the inhabitants of the Village, by the regulation of the occupancy of house trailers and trailer and tourist camps within said Village.

SECTION 28-3. DEFINITIONS

Whenever used in this ordinance, unless otherwise expressly stated or unless a different meaning appears from the context, the term:

- A. HOUSE TRAILER – Means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes, or the conduct of any business, profession, occupation or trade.
- B. TRAILER CAMP – Shall mean any plot of ground upon which two (2) or more trailer coaches or house trailers, occupied for dwelling or sleeping purposes are located or which is offered to the public for the location of two (2) or more occupied house trailers or trailer coaches, and regardless of whether or not a charge is made for such accommodation.
- C. CAMP COTTAGE OR CABIN – Shall mean any building of whatever material constructed, designed or equipped, to be used for living, sleeping or eating by transient or seasonal occupants only.
- D. TOURIST CAMP – Shall mean any lot, piece or parcel of ground on which are located, or which is offered to the public for the location of, two (2) or more tents, tent houses, cabins, camp cottages or other building designed or used for sleeping facilities other than permanent homes or motels.
- E. UNIT – Means a ground in a trailer camp or tourist camp of not less than two thousand (2,000) square feet, designed for the accommodation of a house trailer and its tow vehicle, tent house, tent, cabin or camp cottage designed for use by a single family.
- F. PERSON – Shall be construed to include persons, partnership, firm, company, corporation, tenant, owner, leasee or licensees, and agents or assigns.

SECTION 28-4. RESTRICTIONS ON PARKING

- A. It shall be unlawful within the limits of the Village for any person to park any house trailer on any street, alley, highway or other public place between the hours of 9:00 P.M. and 6:00 A.M.
- B. No person or persons being the owner or occupant of any house trailer shall park or otherwise locate said house trailer upon any premises within the village for the purpose of using the same for living, sleeping or eating quarters, nor shall any such person use or occupy any house trailer for living, sleeping, or eating therein except in a duly authorized trailer camp and except as hereinafter provided.

SECTION 28-5. RESTRICTIONS ON TOURIST AND TRAILER CAMPS AND OCCUPANCY OF HOUSE TRAILER

No person or persons being the owner or occupant of any land or premises within the Village of Arcade shall use or permit the use of such land or premises for:

- A. The establishment or maintenance of a trailer or tourist camp until a license for the establishment or maintenance of such trailer camp has been obtained as hereinafter provided; And after the issuance of such license, such camps shall not be maintained or operated other than in accordance with applicable laws and the terms of this ordinance.

- B. The parking of any house trailer for the purpose of the same being used for living, sleeping or eating herein, except as hereinafter provided.

SECTION 28-6. TRAILER CAMP, TOURIST CAMP LICENSE REQUIRED

It shall be unlawful for any person to establish, maintain or operate or permit to be established, maintained or operated on any property owned or controlled by him, a trailer camp or tourist camp within the Village without having first secured a license therefor in compliance with the provisions of this ordinance. Such license shall expire on January 1st following the date of issuance but may be renewed under the provisions of this ordinance for additional periods of one (1) year.

SECTION 28-7. APPLICATION FOR LICENSE

The application for such license or for the renewal thereof, shall be filed with the Village Clerk and shall be accompanied by the appropriate fee as hereinafter provided.

- A. The application shall be verified by the applicant and shall contain:
1. The name and address of applicant.
 2. The nature and extent of his interest in the business for which a license is desired.
 3. Whether or not applicant is the owner of the real property for which license is desired and if not, the name and address of the owner thereof.
 4. If applicant is not the owner of the real property for which the license is desired, the application shall be accompanied by a duly verified statement of the owner of the real property that the applicant is authorized by him to construct or maintain the trailer camp or tourist camp and to make application for a license therefore.
 5. A description of the premises on which the trailer camp or tourist camp is or will be located as will readily identify and definitely locate the same.
 6. The number of units to be contained in said proposed trailer or tourist camp.
 7. Such other information as may reasonably be required.
- B. The application shall be accompanied by two (2) copies of the trailer or tourist camp plan drawn to scale and prepared by a civil engineer or land surveyor duly licensed by the State of New York showing in detail the following:
1. The extent and area used for camp purposes.
 2. Roadways, driveways and sidewalks.
 3. Location of sites of units.
 4. Separate location of parking facilities for automobiles and tow vehicles.
 5. Location and number of sanitary conveniences including toilets, wash rooms, laundries and utility room.
 6. Method and plan of sewage disposal.
 7. Method and plan of garbage disposal or removal.
 8. Plan for water supply
 9. Plan for supplying electricity to units and for electric lighting of camp, roadways and sidewalks.

SECTION 28-8. ISSUANCE OF LICENSE

The Village Clerk shall submit said application and plan to the Superintendent of Public Works who shall examine the same in detail, inspect the property and make a written report to the Village Board recommending approval or disapproval of the application. The Village Board shall then consider the application together with the recommendations of the Superintendent of Public Works and if the Village Board shall approve such application, it shall endorse its written approval with the date thereof on the application and it shall thereupon direct the Village Clerk to issue the license, whereupon such license shall be issued by such Clerk. If the application is disapproved the Village Board, then the Village Clerk shall promptly notify the applicant in writing of such disapproval together with the reason or reasons therefore and such notification of disapproval shall be accompanied by a refund of that portion of the fee paid by the applicant as shall be in excess of \$25.00. Any person deeming himself aggrieved by the action of the Village Board may within thirty (30) days thereafter, apply to the Village Board for a review of such action. The Village Board on such review may affirm, reverse or modify its determination and may direct the Village Clerk to issue or refuse such license.

SECTION 29-10. CAMP PLAN

- A. Every trailer or tourist camp shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- B. House trailer or tourist camp spaces shall consist of a minimum of two thousand (2,000) square feet for each unit with a minimum width of forty (40) feet and a minimum depth of fifty (50) feet. All spaces shall be clearly defined by proper markers at each corner. Trailers or other structures shall be so located on each space that there shall be at least twenty-foot side and rear clearance between trailer coaches or structures. No trailer or structure shall be located nearer than ten (10) feet from any property line bounding the camp and nearer than one hundred (100) feet from the boundary of any highway, road, street or other public thoroughfare.
- C. Separate parking facilities for automobile and tow vehicles shall be provided adequate to accommodate at least one vehicle for each unit. No automobile, trailers, structures or tow vehicles shall be parked or allowed to stand within one hundred (100) feet from the boundary of any highway, road, street or other public thoroughfare.
- D. All unit spaces shall abut upon a driveway not less than thirty (30) feet in width, the hard surfaced portion of which shall not be less than sixteen (16) feet in width, and which driveway shall have unobstructed access to a public street, alley or highway. All driveways shall be hard surfaced and maintained in a safe and adequate manner and shall be well marked in the daytime and adequately lighted at night with a minimum of one hundred (100) watt lamps at minimum intervals of one hundred (100) feet, located approximately fifteen (15) feet from the ground.
- E. Sidewalks not less than three (3) feet in width, hard surfaced, well-lighted at night and at all times maintained in a safe and adequate condition shall be provided from trailer coach, cottage or cabin to the driveway provided for in sub-paragraph D above.

- F. An adequate electric service outlet supplying at least one hundred ten (110) volts and sufficient wattage shall be provided for each unit space.

SECTION 28-11. WATER SUPPLY

- A. A sufficient supply of pure drinking water, approved by the Department of Health, shall be provided in convenient locations. No common drinking facilities shall be permitted.
- B. Drinking water faucets shall not be placed in any toilet room or water closet compartment.
- C. An abundant supply of hot water shall be provided at all times for bathing, washing and laundry facilities.

SECTION 28-12. SERVICE BUILDING AND ACCOMMODATIONS

- A. Every trailer camp or tourist camp shall have erected thereon at a distance no greater than three hundred (300) feet from any unit it is designed to serve, a suitable building of masonry construction for housing toilets, showers and laundry facilities as required by this ordinance, such building to be known as a service building.
- B. There shall be provided separate toilet rooms for each sex. Flush toilets shall be provided and supplied with an adequate water supply and enclosed in separate compartments having a minimum width of three (3) feet and shall be provided for each sex in the ratio of one (1) toilet for each ten (10) units or fraction thereof. Every male toilet room shall have one (1) urinal for each ten (10) units or fraction thereof. Toilet rooms shall contain lavatories supplied with hot and cold water in the ration of one (1) lavatory to each two (2) water closets. In no event shall any service building provide less than two (2) toilets for females, one (1) toilet for males, one (1) urinal for males and (1) lavatory for each sex.
- C. Separate bathing facilities for each sex shall be provided with one (1) shower or bathtub for each ten (10) units or fraction thereof. Shower compartments shall be at least three (3) feet square with an individual dressing compartment of at least sixteen (16) square feet. In no event shall any service building provide less than one (1) shower or bathtub and individual dressing compartment for each sex.
- D. One (1) double laundry tray supplied with hot and cold water shall be provided to serve each fifteen (15) units, or in the alternative other and at least equal laundry facilities may be provided.
- E. Floors of the toilet rooms, showers and the laundry room shall be of concrete or tile, or similar material, impervious to water and easily cleaned and pitched to a floor drain.
- F. Adequate heating facilities to maintain a temperature of not less than seventy degrees Fahrenheit (70 degrees F) during cold weather shall be provided for such toilet, shower and laundry rooms.

SECTION 28-13. WASTE AND GARBAGE DISPOSAL

- A. All waste from showers, toilets, laundries, faucets and lavatories shall be wasted into the village sanitary sewer unless such village sewer facilities are not available to the trailer or tourist camp, in which event the same shall be wasted into a properly constructed septic tank and tile drain field or other proper device of suitable design, size and material approved by the Department of Health.

- B. Each trailer or tourist camp shall provide adequate equipment to prevent littering of the licensed premises with rubbish, paper and the like, such containers to be of metal construction with tight-fitting covers and located at convenient and conspicuous locations in and about such premises. Such rubbish and paper depositories shall not be used for the collection or storage of garbage or refuse and shall at all times be kept in a clean and sanitary condition. No. house trailer, camp, cottage or cabin shall be located more than one hundred (100) feet from such a metal depository. Each trailer, camp, cottage or cabin shall be equipped with suitable garbage cans or containers, same to be used, maintained and collected as per the usual village garbage collection schedules and in strict compliance with the village rules, regulations and ordinances governing the collection and removal of garbage and refuse from the village.

SECTION 28-14. MANAGEMENT

In every trailer or tourist camp there shall be a building or trailer in which shall be located the office or the operator or person in charge of said camp. A copy of the camp license and of this Chapter shall be conspicuously posted therein at all times and the camp register shall at all times be kept in said office.

SECTION 28-15. DUTIES

It is hereby made the duty of the attendant or person in charge together with the licensee, to:

- A. Keep at all times a register of all guests or occupants of house trailers, camp cottages or cabins (which shall be open at all times for inspection by County, State, and Federal officers and officers of the Village) showing for each such house trailer, camp, cottage or cabin, the following:
 - 1. Name and address of each applicant.
 - 2. Date of arrival.
 - 3. Name of owner of house trailer.
 - 4. Make of house trailer
 - 5. State in which house trailer is registered.
 - 6. Registration number of house trailer.
 - 7. Year of issue of registration

- B. And in addition, for each house trailer being propelled by an automobile or tow vehicle to which it may be attached, the following:

1. Name of owner of such vehicle.
 2. State in which the vehicle is registered
 3. Registration number of vehicle.
 4. Year of issue of registration.
 5. Make of vehicle.
- C. Maintain the camp in a clean, orderly and sanitary condition at all times.
- D. See that the provisions of this ordinance are complied with and enforced and report promptly to the Public Health authority any communicable disease in the camp.
- E. Maintain in convenient places approved by the Chief of Arcade Fire Department, hand fire extinguishers in the ration of one (1) to each ten (10) units.
- F. Prohibit the use of any trailer camp, cottage or cabin by a greater number of occupants than that which is in designed to accommodate.

SECTION 28-16. HOUSE TRAILER PERMITS

It shall be unlawful for any person to maintain a house trailer in the Village for more than seven (7) days without having first secured a permit therefore in compliance with the terms of this ordinance whether or not such house trailer is located in a trailer camp. Such permit shall expire on January 1 following the date of issuance but may be renewed under the provisions of this ordinance for additional periods of one (1) year.

SECTION 28-17. APPLICATION FOR HOUSE TRAILER PERMIT

The application for such permit or the renewal thereof shall be filed with the Village Clerk and shall be accompanied by the appropriate fee as hereinafter provided.

- A. The application shall be verified by the applicant and shall contain:
1. The name and present address of the applicant.
 2. The last previous address of the applicant by street and number, if any.
 3. The name, age and sex of each occupant of the trailer and the relationship of each such person to the applicant.
 4. The date of arrival of house trailer in the Village of Arcade.
 5. Name of owner of house trailer.
 6. Make of house trailer.
 7. State in which house trailer is registered.
 8. Registration number of house trailer.
 9. Year of issuance of registration
 10. Such other information as may reasonably be required.

SECTION 28-18. PERMIT FEE

Fees for trailer permits shall be as follows: \$2.00 per calendar year, \$1.00 on and after July 1st for the balance of the calendar year.

SECTION 28-19. ISSUANCE OF LICENSE

When permit application with all information required by the Village Clerk is duly submitted together with the necessary fee and with the written approval of a majority of the Village Board, the Village Clerk may issue a trailer permit for such trailer. Any person considering himself aggrieved by the refusal of the Village Clerk to so issue a trailer permit may within thirty (30) days after such refusal apply to the Village Board for a review of such action. The Village Board may thereupon affirm, modify or reverse the action of the Village Clerk.

SECTION 28-20. INSPECTION OF PREMISES

Before a trailer camp shall commence operation, the Superintendent of Public Works and the Village Board, or a majority thereof, shall, and at any other reasonable time the Superintendent of Public Works, the Village Board or a member thereof, may make an inspection of the premises to determine that all requirements of this ordinance have been or are being, complied with. Before any trailer permit is issued, the Superintendent of Public Works, the Village Board or a member thereof, may inspect the house trailer to determine the adequacy of water supply and sanitary facilities and conditions.

SECTION 28-21. REVOCATION AND SUSPENSION

The Village Board may, after notice and proper hearing revoke or suspend any trailer or tourist camp license or house trailer permit issued pursuant to the terms of this ordinance, for a violation of any of the provisions hereof. Upon the revocation of any such trailer camp or tourist camp license, the premises shall forthwith cease to be used for the purpose of a trailer camp or tourist camp and all house trailers located therein shall, be promptly removed therefrom. Upon the revocation of any such house trailer permit, the house trailer covered thereby shall forthwith be removed from the Village.

SECTION 28-22. PENALTIES

Any person who violates any provision of this ordinance shall be subject to a fine of not less than \$10.00 nor more than \$100.00. Every day such violation exists shall constitute a separate offense and shall be punishable as such hereunder. The imposition of any penalty for a violation of this ordinance shall not excuse the violation or permit the same to continue.

SECTION 28-23. EXCEPTIONS

None of the provisions of this ordinance shall be applicable to the sale, storage or garaging within a building or structure of a house trailer, nor shall the same be applicable to the exhibit for sale of house trailers upon any property in the Village outside of a trailer camp.

SECTION 28-24. CONFLICT

Nothing herein contained shall be construed to abrogate any provision of the Sanitary Code of the State of New York or of the County of Wyoming, as the same now provides or as the same may hereafter be amended to provide. In the event of inconsistencies

existing between the provisions of this Chapter and said code, or codes, said code or codes shall govern.

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Continuation – Modern Language

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