

ORDINANCE NO. 67

AN ORDINANCE RELATING TO MOTELS, TOURIST CAMPS, TRAILER PARKS AND PARKING AND STORING OF TRAILER HOUSES; AND PROVIDING PENALTIES FOR VIOLATION THEREOF.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF TROUTDALE:

SECTION 1. Inhabiting a trailer house for more than a period of seven (7) days inside the city limits of Troutdale is prohibited, except that a trailer house may be parked indefinitely in an approved trailer park as defined in this ordinance and excepting also that a permit for the occupancy of a trailer house or trailer houses may be granted for a longer period of time not exceeding six (6) months upon the filing of the proper application for such purpose with the city recorder and the subsequent approval of the town Council. Any permit issued pursuant to the terms of this section may be revoked on twenty-four hours notice if upon inspection it is determined that such inhabited house trailer is lacking in proper sanitary facilities, is a menace to public health and is causing or creating a public nuisance.

SECTION 2. The wheels or any similar transporting device of any trailer house or camp car shall not be removed except for repairs nor shall such trailer house or camp car be otherwise permanently fixed to the ground by any person, firm or corporation in a manner that would prevent ready removal of said trailer house or mobile home.

SECTION 3. No vehicular entrance to or exit from any trailer park or motel wherever such may be located shall be within two hundred (200) feet along streets from any school, public playground, church, hospital or institution for dependents or for children, except where such property is on another street which the premises in question do not abut.

SECTION 4. Applications for use of land as a trailer park shall be accompanied by a plot plan of the general layout of the entire trailer park and complete plans and specifications of the park and all permanent buildings indicating the proposed methods of compliance with the requirements stated in this section. Such plans shall be to scale of not less than one inch to forty (40) feet. Such application shall also include a copy of the County Health Department recommendations issued under the authority of the Oregon State Board of Health.

SECTION 5. The area of the trailer park shall be large enough to accommodate:

- a. The designated number of trailer spaces.
- b. Necessary streets and drives.
- c. Off street parking.
- d. Service areas, playgrounds and set backs.

SECTION 6. Each trailer space shall contain a minimum of fifteen hundred (1500) square feet; shall be a minimum of thirty (30) feet in width and shall abut on a drive with unobstructed access to a public street. Such spaces shall be clearly defined. Trailer houses shall be located in such spaces with a minimum of fifteen (15) feet between trailers or between a trailer or any building. The minimum distance between trailers shall be doubled when such trailers have exterior additions of any kind that are built on to or that will become a part of the trailer. Skirting of trailers is permissible but such skirting shall not attach the trailer to the ground.

SECTION 7. No trailer house shall be located less than ten (10) feet from a side or rear property line.

SECTION 8. No trailer house shall be located less than twenty-five (25) feet from any street or highway and shall be located so that no part of such trailer will obstruct any drive or walkway.

SECTION 9. No trailer house shall remain in a trailer park unless a trailer space is available.

SECTION 10. Access drives shall be provided to each trailer space; shall be continuous; shall connect with a public street; and shall have a minimum width of twenty (20) feet for interior circulation and thirty-six (36) feet for exterior connections.

SECTION 11. Walkways not less than two (2) feet in width shall be provided for each trailer space to service buildings.

SECTION 12. Access drives and walkways within the trailer park shall be hard surfaced according to standards established by the Town Council.

SECTION 13. Each trailer space shall be improved with one (1) concrete patio having a minimum size of ten feet by thirty-five feet and a space to park the trailer paved with four inches crushed rock or gravel ten feet in width and the entire length of the trailer size for which it is intended.

SECTION 14. Off street parking shall be provided with a minimum of one (1) automobile or truck parking space for each trailer space. Minimum width access drives shall not be considered in fulfilling this requirement.

SECTION 15. Playground areas shall be provided, suitably equipped and restricted to such use. Such areas shall be protected from streets, drives and parking areas. A minimum of one hundred (100) square feet of playground area for each trailer space shall be provided in one or more locations within the trailer park. The minimum size of each such playground shall be two thousand five hundred (2,500) square feet.

SECTION 16. Permanent structures located within any trailer space shall be used for storage purposes only; shall have a maximum area of twenty-five (25) square feet; shall be located not less than six (6) feet from any trailer; and shall be subject to all of the applicable provisions of the Town of Troutdale code.

SECTION 17. A sight obscuring fence of not less than six (6) feet or more than seven (7) feet in height with no openings other than the required entrances and exits to streets and public places shall be provided along any lot line which abuts or faces a more restricted residential area.

SECTION 18. All open areas except as otherwise specified herein shall be suitably landscaped according to plans and specifications approved by the Town Council. Such areas shall be continuously maintained.

SECTION 19. Any enlargement of or extensions to any existing motel, tourist camp or trailer park shall require application for an occupancy certificate as if it were a new establishment.

SECTION 20. No enlargements or extensions to any motel, trailer park or tourist camp will be permitted unless the existing one is made to conform substantially with all the requirements for new construction for such an establishment.

SECTION 21. The violation by any person of this ordinance or any part thereof shall be punishable upon a conviction in the Recorder's Court by a fine of not more than One Hundred Dollars (\$100.00) or by imprisonment in the County Jail for a period not exceeding thirty (30) days, or by both a fine and imprisonment. Each day's violation of this ordinance or any part thereof shall be considered as a new and separate offense.

SECTION 22. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Passed by the Common Council of the Town of Troutdale this 12 day of September, 1961.

YEAS: 5

NAYS: 0

Signed by the Mayor this 12 day of September, 1961.

Vernon Speth
MAYOR

ATTEST:

R. D. Hewitt
RECORDER