

RECORD OF PROCEEDINGS

100 Leaves

FORM 50 C. F. HOECKEL B. B. & L. CO.

ORDINANCE NO. 291

AN ORDINANCE REGULATING TRAILER COURTS, PROVIDING FOR LICENSES AND PENALTIES FOR VIOLATIONS.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Definitions. As used in the following subsections, the following words and phrases shall have the following meanings:

(a) Trailer Court Board shall mean a board composed of the Mayor, the Town Building Inspector, and one member of the Board of Trustees appointed by the Mayor.

(b) License shall mean a written license issued by the Town Clerk permitting a trailer court to operate under this section.

(c) Trailer court shall mean any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located.

(d) Trailer coach shall mean any vehicle so constructed that it can be used for dwelling or sleeping purposes, it had or has wheels attached thereto for movement on any street or highway and it was or is subject to registration as a motor vehicle under the laws of the State of Colorado.

(e) Trailer coach space shall mean a plot of ground within a trailer court designed for the accomodation of one trailer coach, said space to be known as a unit.

(f) Service building shall mean a building housing toilet facilities with slop water closet or other satisfactory facilities and laundry facilities and with separate bath or shower accommodations for each sex.

Section 2. Licenses. No person shall construct, maintain or operate a trailer court within the town without first obtaining a trailer court license therefor. Such license shall be issued by the Town Clerk if the applicant fully complies with the provisions hereof and the building inspector approves its issuance. The annual license fee shall be \$1.00 per unit with a minimum license fee of \$10.00 per trailer court.

Section 3. Applications for Licenses. Applications for a license shall contain the following:

(a) The area and dimensions of the tract of land.

(b) The number, location and size of all trailer coach spaces.

(c) The location of service buildings and other proposed structures.

(d) The location of water and sewer.

(e) Plans and specifications of all buildings and other improvements constructed or to be constructed within the trailer court.

(f) Location and width of all roadways and walkways.

Section 4. When License Revoked or Refused. Whenever upon inspection of any trailer court the building inspector finds that

conditions or practices exist which are in violation of any provision of this Ordinance, the building inspector shall give notice in writing to the person to whom the license has been, or was to have been issued; and unless such conditions or practices are corrected within a reasonable period of time to be determined by the building inspector, but in no event less than 20 days, the license shall be revoked. At the end of such period, the building inspector shall re-inspect such trailer court, and if such conditions or practices have not been corrected, he shall give notice in writing to the person to whom the license is issued that the license had been revoked, or refused. Upon receipt of such notice, such person shall cease operation of such trailer court.

Section 5. Appeals Concerning Licenses. Any person whose application for a license has been denied may request and shall be granted a hearing on the matter before the trailer court board. Any person whose license has been revoked, or who has received notice from the building inspector that his license will be revoked unless certain conditions or practices at the trailer court are corrected, may request and shall be granted a hearing on the matter before the trailer court board; provided, that petition for such hearing shall be filed within ten days following the day on which such license was revoked.

Section 6. Inspection of Trailer Courts. The trailer court board is hereby authorized and directed to make inspections to determine the condition of trailer courts located within the Town in order that it may perform its duty of safeguarding the health of occupants of such courts and of the general public. It shall have the power to enter at reasonable times upon any property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance, and it may inspect the record kept of all trailer coaches and occupants using the court.

Section 7. Notices, Hearings and Orders.

(a) Whenever the trailer court board determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, it shall give notice of such alleged violation to the person responsible therefor as herein provided.

Such notice shall:

1. Be put in writing.
2. Include a statement of the reasons for its issuance.
3. Allow a reasonable time for the performance of any act it requires.
4. Be served upon the owner or his agent, as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified mail to the address stated upon the application for the permit, or when he has been served with such notice in the manner provided for service of summons in a civil action.
5. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance.

(b) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Section concerning trailer courts, may request and shall be granted a hearing on the matter before the trailer court board. Provided,

that such person shall file in the office of the building inspector a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within 10 days after the day the notice was served. Upon receipt of such petition, the trailer court board shall set a time and place for such hearing and shall give the petitioner written notice thereof.

(c) After such hearing the trailer court board shall sustain, modify, or withdraw the notice. The proceedings at such hearing shall be reduced to writing and entered as a matter of public record in the office of the building inspector. Any person aggrieved by the decision of the trailer court board may seek relief from the Board of Trustees.

(d) Whenever the trailer court board finds that an emergency exists which requires immediate action to protect the public health it may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as it may deem necessary to meet the emergency. Such order shall be effective immediately.

Section 8. Trailer Court Plan.

(a) The court shall be located on a well drained site suitable for the purpose; shall have an entrance and exit well marked and easily controlled and supervised; shall have surfaced road not less than 30 feet wide, well drained, plainly marked in the daytime, adequately lighted at night, and easily accessible to all trailer coaches, and walkways to the various buildings shall be surfaced and adequately lighted.

(b) Each trailer coach space shall contain a minimum of 2300 square feet, shall be at least 35 feet wide, shall have unobstructed access to a public street, and each space shall be clearly defined. No coach shall be within 5 feet of the boundaries of the coach space nor within 15 feet of any other coach.

1. To provide for temporary accommodation of "campers", "pickup campers", and trailer coaches less than 20 feet in length, the following exception is made; Two small coaches of the above classification will be permitted to park in one coach space for not more than one week, providing all other requirements are met.

(c) No trailer coach shall be allowed to remain in a trailer court unless a coach space is available to accommodate the same.

(d) Playground areas shall be provided and shall be restricted to such use. A minimum of 100 square feet per coach space shall be made available in one or more places for such playground areas.

(e) Areas shall be provided for the parking of motor vehicles. These areas shall accommodate at least the number of vehicles as there are trailer coach spaces provided.

(f) Storage lockers for the benefit of coach space occupants, if provided, shall be provided in space in addition to the coach space.

Section 9. Service Buildings. Each trailer court shall be provided with one or more service buildings which shall:

- (a) Be located 15 feet or more from any trailer coach space;
- (b) Be of permanent construction and be adequately lighted;

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(c) Be of moisture resistant material to permit frequent washing and cleaning;

(d) Have adequate heating facilities to maintain a temperature of 70° F. during cold weather, and an adequate hot water supply;

(e) Have all rooms well ventilated, with all openings screened;

(f) Have separate toilet facilities for males and females, plainly marked by signs, and shall be separate rooms if in the same building. Each water closet shall be placed in a separate compartment at least 3 feet wide, properly separated from other water closets;

(g) Be provided with water closets on the basis of one for every ten persons or less for all trailer coach space being occupied by trailer coaches using the service facilities. There shall be provided a minimum of one toilet for each sex if the trailer park is occupied only by trailer coaches using the service facilities and the space occupied by the trailer;

(h) All floors in toilet, shower, lavatory and laundry buildings shall be cleaned daily; and

(i) All shower stalls shall be provided with an individual dressing compartment not less than 9 square feet in size;

(j) Storage lockers may be provided as a part of the service building (s), not less than 6 square feet at the base and containing not less than 48 cubic feet of storage space. These lockers may be built to open inside or outside of the service building (s) so long as they conform to any town building and fire prevention codes or ordinances.

Section 10. Sewage Disposal. All plumbing and sewer lines in the trailer court shall comply with the plumbing laws and health regulations of this town.

Section 11. Refuse Disposal. The storage, collection and disposal of refuse in the trailer court shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards, or air pollution. All garbage and rubbish shall be collected as frequently as necessary to prevent it from overflowing the available containers. Incinerators shall be fired only when attended by some person specifically authorized by the owner or operator of the trailer court.

Section 12. Alterations and Additions.

(a) No additions of any kind shall be built onto, nor become a part of, any trailer coach. Skirting of coaches is permissible, but such skirting shall not attach the coach permanently to the ground, and it shall be easily and quickly removable.

(b) The wheels of the coach shall not be removed except temporarily when necessary for repairs.

(c) Awnings are not considered additions.

(d) Any action toward attaching the trailer to the ground by means of posts, piers, or foundations, shall subject the trailer to the requirements of any ordinance pertaining to construction of buildings as well as this ordinance.

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Section 13. Registration of Occupants - Diseases.

(a) Every trailer court owner or operator shall maintain a register containing a record of all trailer coaches and occupants using the trailer court. Such register shall be available to any authorized person inspecting the court.

(b) It shall be the duty of every owner, operator or attendant of a trailer park to report promptly to the town health officer, the full name, age and address of every person who is afflicted or suspected of being afflicted with any contagious or communicable disease.

Section 14. Parking Outside of Trailer Park. No trailer coach shall be maintained upon any private or public property in the town when the same is used for sleeping or living purposes unless the property is licensed as a trailer park.

Section 15. Any person who shall be convicted of a violation of this Ordinance shall be fined in a sum of not less than One (\$1.00) Dollar nor more than Three Hundred (\$300.00) Dollars, or imprisoned for a term not exceeding ninety (90) days, for each offense. Where any violation is a continuing offense, each day that the violation continues shall be considered and held to be a separate and different offense.

Section 16. The Board of Trustees herewith finds, determines and designates that this Ordinance is necessary for the immediate preservation of the public peace, health and safety, and whereas in the opinion of the Board of Trustees an emergency exists, this Ordinance shall take effect and be in force five (5) days after its final passage, adoption and publication.

TOWN OF BERTHOUD, Colorado

Attest:

Viola Barrowman
Town Clerk

Thomas C. Smith
Mayor

Adopted May 14, 1963.