

ORDINANCE NO. 4

HOUSE TRAILER ORDINANCE

Township of Three Oaks, Berrien County, Michigan,

The Township of Three Oaks Ordains:

SECTION 1. Definitions. When used in this ordinance, unless a different meaning appears from the context:

(a) HOUSE TRAILER, AUTOMOBILE TRAILER, TRAILER COACH OR TRAILER means any vehicle or structure so designed and constructed in such a manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), and so designed that it is or may be mounted on wheels and used as a conveyance on streets or highways, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.

(b) TRAILER CAMP means any park, tourist park, tourist court, court camp, site, lot, field, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for any trailer coach or coaches and upon which any trailer coach or coaches are parked and/or occupied at any time and shall include all buildings used or intended

to be used as part of the equipment thereof whether a charge is made for such use or not, but not including trailer sales lots on which unoccupied trailers are parked for the purpose of inspection and sale.

(c) UNIT means a section of ground designated as the lot or location for only one (1) trailer and one (1) automobile.

(d) PERSON shall be construed to include persons, partnership, firm, company, corporation, tenant, owner, lessee, licensee or their agents, heirs or assigns.

SECTION 2. Licensed Trailer Camp. All trailer camps or courts having space for two (2) or more trailers must be licensed and operated under the provisions of Act 243 of the Public Acts of 1959, as amended, and must have the written approval of at least two-thirds (2/3) of the property owners within a radius of two thousand (2000) feet from the perimeter of the site of or proposed site of the trailer camp or court.

(a) UNIT REGULATIONS:

(1) AREA: No trailer unit shall have an area of less than 1500 square feet, and the boundary lines of each unit shall be clearly designated at all times.

(2) YARDS: No trailer shall be located less than ten (10) feet from the front or rear line of the unit on which it is

parked on any one piece of property outside of a licensed trailer camp or trailer sales lot, at any time. Such an unoccupied trailer may be stored: (1) in a garage provided for the same which is located not less than ten (10) feet from any other structure; and (2) in the rear yard of a dwelling provided it is located not less than ten (10) feet from any other structure or side property line. It shall be unlawful to store any unoccupied trailer on any otherwise unoccupied site, lot, field, parcel or tract of land.

(a) TEMPORARY OCCUPANCY. Temporary occupancy of a trailer located outside of a licensed trailer camp will be permitted for a period not to exceed thirty (30) days provided that:

(1) The owner or occupant in control thereof shall first secure a Temporary Occupancy Permit from the Building Inspector of the Township of Three Oaks.

(2) The owner or occupant is compelled to declare the exact length of time that the trailer is to be occupied and pay a fee of \$5.00 for a thirty (30) day period.

(3) The location and sanitary facilities have been approved by the health officer.

(4) The trailer shall be located in the rear yard of a dwelling and not less than ten (10) feet from any other structure or side property line; or if located on property that is otherwise vacant, it shall be placed not less than fifty (50) feet from each side property line.

located, not less than seven (7) feet from each side line of the unit on which it is located, except when such unit fronts on a public street in which case it shall be set back the same distance as is required for other buildings in the district, but in no instance shall it be less than twenty (20) feet.

(3) LOCATION: Every unit shall front on a public street or on a private street within the camp or court.

(4) STREETS: All streets within a licensed trailer camp shall be surfaced with a minimum of six (6) inches of gravel, and shall be maintained in good useable condition at all times.

(5) PARKING: Off-street parking space shall be provided for all vehicles owned or operated by any person who is in any way connected with the trailer camp.

SECTION 3. Location Outside of Licensed Trailer Camps. No persons shall park or occupy a trailer outside of a licensed trailer camp except as provided in this ordinance. Emergency or temporary parking of a trailer on any street, alley, or highway will be permitted for a period not exceeding two (2) hours subject to any other and further regulations or limitations imposed by traffic or parking regulations or ordinances for that street, alley or highway. No more than one (1) unoccupied trailer shall be stored or

parked on any one piece of property outside of a licensed trailer camp or trailer sales lot, at any time. Such an unoccupied trailer may be stored: (1) in a garage provided for the same which is located not less than ten (10) feet from any other structure; and (2) in the rear yard of a dwelling provided it is located not less than ten (10) feet from any other structure or side property line. It shall be unlawful to store any unoccupied trailer on any otherwise unoccupied site, lot, field, parcel or tract of land.

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(3) The location and sanitary facilities have been approved by the health officer.

(4) The trailer shall be located in the rear yard of a dwelling and not less than ten (10) feet from any other structure or side property line; or if located on property that is otherwise vacant, it shall be placed not less than fifty (50) feet from each side property line.

(5) The Temporary Occupancy Permit shall be displayed on the side of the trailer facing the public street or road in a manner so it can be clearly seen at all times.

(6) Only one (1) Temporary Occupancy Permit will be issued for use on any piece of property or for the same trailer during any calendar year, except upon filing a written request for a hearing before the township board of appeals within five (5) days before the expiration of the existing permit. The board may upon good cause shown, grant one renewal.

SECTION 4. Administration and Enforcement.

(a) The building inspector shall be the enforcement officer of all provisions of this ordinance as prescribed herein or such provisions as may hereafter be enacted, and for the purpose of securing such enforcement.

(b) The enforcement officer shall have the right and is hereby empowered to enter upon any premises on which any automobile trailers are located and inspect the same at any reasonable time.

(c) The enforcement officer is empowered to issue orders granting, denying, renewing and revoking such permits and filing complaints, and prosecuting violators of provisions of this ordinance.

SECTION 5. Penalties for Violation. Any person found guilty of violation of any provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be subject to a fine not to exceed One Hundred (\$100.00) Dollars or confinement in jail for a period not to exceed thirty (30) days, or by imposition of both fine and commitment within the discretion of the court. Each day the violation exists shall constitute a separate offense.

SECTION 6. Validity and Severability. The conditions of this ordinance are declared to be severable, and if any clause, sentence, paragraph, section or subsection is declared void or in-operative for any reason by a court of competent jurisdiction, it shall not affect any other part or portion thereof.

SECTION 7. Repeal. All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed except those that are held to be more restrictive.

SECTION 8. This ordinance shall become effective thirty (30) days from and after the first publication thereof.

Enacted this 3rd Day of February 1964

On roll call - Vote was: Yeas All Nays None

Richard J. ...
Clerk

...
Supervisor