

TRAILER ORDINANCE OF THE TOWN OF KNOX

SECTION 1. TITLE

This ordinance shall be known and may be cited as the "House Trailer Ordinance of the Town of Knox."

SECTION 2. PURPOSE

It is the purpose of this ordinance to regulate the maintenance and construction of house-trailer courts within the Town of Knox and to prescribe regulations for said Courts, and to require that house-trailer courts within the Town of Knox not constructed on or before the effective date of this ordinance be laid out and constructed in accordance with plans approved by the Town Board pursuant to this Ordinance.

SECTION 3. DEFINITIONS

(a) House Trailer. The term "House Trailer" as used in this ordinance shall be defined as any vehicle or combination thereof used, designated for use, or capable of being used as sleeping or living quarters whether propelled by its own power or by the power of another vehicle to which it may be attached. For the purposes of this Ordinance, a mobile home shall be deemed a "House Trailer."

(b) Trailer Court. The term "Trailer Court" as used in this Ordinance shall be defined as any lot, piece or parcel of ground whereon ten (10) or more house trailers used as living or sleeping quarters are parked or located and for which use said premises are held open to the public, a fee being collected for such use.

(c) Court Unit. The term "Court Unit" as used in the ordinance shall be defined as the lot or space in any court which shall be assigned to or used and occupied by any one house trailer.

(d) Camp Trailers. The term "Camp Trailers" as used in this ordinance shall be defined as a truck camper, camp trailer, tent trailers or tent camping trailers designed for temporary use for camping, hunting, fishing or other recreational use and not intended primarily for use as a house trailer.

(e) Camp Sites. The term "Camp Sites" as used in this ordinance shall be defined as any lot, piece or parcel of ground on which camp trailers are parked or located for periods of time not to exceed one hundred twenty days (120) in any calendar year.

SECTION 4. PERMIT - REGISTERED FOR TRAILER COURTS

No person, firm or corporation being the owner or occupant of any land or premises within the Town of Knox shall use or permit the use of said land or premises as a trailer court except for trailer courts which have valid permits as of the effective date of this ordinance. No existing trailer courts in the Town of Knox shall make a major alteration, modification or expansion in the number of court units or lots.

SECTION 5. ISSUANCE OF RENEWAL PERMIT AND FEES FOR TRAILER COURTS

(a) Application for the renewal of any trailer court permit issued pursuant to this ordinance, must be filed with the Town Clerk on or before the 1st day of December next preceding the expiration of said permit.

(b) Application for renewal permit. The application for each trailer court renewal permit shall be in writing and signed by the applicant. It shall state (1) the name and the address of the applicant; (2) the name and address of each partner if the applicant be a partnership; (3) the name and address of each officer and director if the applicant be a corporation; (4) a complete description of the premises upon which the court is to be located; (5) the name and address of the owner or owners of such premises; (6) the number of court units provided in the court. Where the applicant is not the owner of the premises, the renewal application shall also be accompanied by an original or photostatic copy of the lease of the premises and a written statement signed by all the owners consenting that the premises be used for the purpose of a trailer court.

(c) Issuance of Renewal Permit. The Town Clerk of the Town of Knox upon the written application and upon the approval of the same by the Town Board of the Town of Knox, and upon receipt of the fee hereinafter provided, shall issue a renewal permit to become effective from the date hereof, and to continue in force for the term specified therein but in no event longer than through the 31st day of December next succeeding year for the use of the premises therein specified as a trailer court, which renewal permit shall specify the number of court units which may be used in said court. Such renewal permit shall not be transferable or assignable.

(d) Fees. The applicant for a trailer court renewal permit shall at the time of issuance of any such renewal permit pay to the Town Clerk a fee computed at the rate of Twenty Dollars (\$20.00) per court unit per annum, based upon the maximum number of court units as shown in the application. The minimum fee for an annual renewal permit shall be One Hundred Dollars (\$100.00).

SECTION 6. REGULATION FOR TRAILER COURTS

(a) Drainage and Grading. All lands used as a trailer court shall be well drained and free from heavy or dense growth of brush or weeds. The land shall be properly graded to insure proper drainage during and following rainfall and shall at all times be so drained as to be free from stagnate pools of water.

The total trailer park area shall be no less than five (5) acres.

The park boundary will be marked on all corners and variations with conspicuous markers four (4) feet above ground level.

(b) Court Plan. Each trailer court constructed, altered or expanded after the effective date of this ordinance shall be subdivided and marked off into lots or court units numbered consecutively, the number being conspicuously posted on each court unit, each of which court units shall contain at least 5,000 square feet and shall be at least 50 feet wide in dimension. If necessary, additional area shall be provided to install approved sewerage disposal system required by the Town of Knox Sanitary Code. No more than one house trailer shall be permitted to occupy any one Court Unit. The court units shall be grouped in block with streets at least 30 feet wide between each block. Each court unit shall have direct access to a street. No court or service unit shall be located within 100 feet of the center line of any public highway nor within 25 feet of any adjacent property line or 50 feet of any adjacent dwelling house. Each trailer court and all parts thereof shall be kept in a clean and sanitary condition at all times. Each court unit will be provided with an off road parking area measuring no less than 10 X 20 feet.

(c) Water Supply. A sufficient supply of pure drinking water shall be provided in convenient locations in the court and for each court unit.

(d) Disposal of sewage and other water carried wastes.

1. All sewage and other water carried wastes shall be disposed of into a municipal sewage system whenever available. In house trailer courts in which such connections are not available, dis-

posal shall comply with appropriate sanitary laws of the State of New York, County of Albany, and Town of Knox.

2. When a water carriage system of sewage is used, each camp unit shall be provided with a sewer connection for the combined liquid waste outlet or outlets of each house trailer, and trapped below the frost line. It shall be the duty of the owner or operator of said trailer court to provide a water and odor tight connection from the trailer water drainage to the sewer connection and it shall be the duty of said owner or operator to make such connections and keep all occupied trailers connected to said sewer while located in a trailer court. Sewer connections in unoccupied court units shall be so closed that they will emit no odors or cause a breeding place for flies. No water or waste shall be allowed to fall on the ground from a house trailer.

(e) Garbage Disposal. Each such trailer court shall provide equipment sufficient to prevent littering of the grounds and premises with rubbish, garbage and refuse which will be equipped with fly-tight metal depositories of sufficient size and number to contain all the garbage and refuse that may accumulate between removals from the premises.

(f) Electric service and connections. Each trailer court shall provide weatherproof electric service connections and outlets. All electric installation shall be approved by the New York State Board of Fire Underwriters and have a certificate issued by the same.

(g) House trailers and accessory buildings placed or relocated on court units after the date of this amendment shall conform to the following requirements:

1. House trailers manufactured after June 1976 must be constructed in conformance with the Federal manufactured home construction and safety standards in effect on the date of manufacture.

2. The area occupied by a house trailer may not exceed 20% of the area of the court unit on which it is placed.

3. The house trailer placed on a court unit must be set back at least 10 feet from the front lot line (which borders the privately owned street serving that unit) and 10 feet from the rear lot line of that court unit.

4. The separation between adjacent house trailers must be equal to 15 feet or the maximum height above ground of the taller trailer, whichever is greater.

5. No more than one accessory building, not to exceed 100 square feet in area, shall be placed on a court unit. An accessory building must be

separated by at least 3 feet from the trailer on that court unit, and 10 feet from any structure on an adjacent unit.

(h) The Town Board of the Town of Knox may require that every trailer court established or expanded after the date of this amendment shall have a minimum of 5000 square feet or 200 square feet for each court unit in the trailer court, whichever is greater, of recreation area for the public use of persons living in the trailer court, furnished and maintained by the owner of the trailer court.

SECTION 7. INSPECTION

(a) The Town of Knox Building and Zoning Administrator, in addition to enforcing the State Code for the construction and installation of mobile homes (including the issuance of building permits and certificates of occupancy for new and relocated trailers) shall enforce the provisions of this ordinance.

(b) Any duly authorized agent or employee of the Town of Knox shall have the right at any reasonable time to enter any trailer court or other land used for the parking or location of a house trailer and shall have the right at all times to inspect all parts of said land and to inspect the records required to be kept in any trailer court.

SECTION 8. REVOCATION OF PERMIT

If a police officer, health officer or any authorized representative of the Town of Knox finds any trailer court is not being maintained in a clean, safe and sanitary condition, or is not being conducted in accordance with the provisions of this ordinance, such facts shall there-upon be reported to the Town Board and said Town Board may direct the Town Clerk to serve an order in writing upon the holder of the permit or the person in charge of said court, directing that the conditions therein specified be remedied within ten days after date of service of such order. If such conditions are not corrected after the expiration of said ten day period, the Town Board may cause a notice in writing to be served upon the holder of said permit or the person in charge of such trailer court, requiring the holder of the permit to appear before the Town Board of the Town of Knox at a time to be specified in such notice and show cause why such trailer court permit should not be revoked.

The Town Board may after a hearing at which testimony of witnesses may be taken and the holder of the permit shall be heard, revoke such permit if said Town Board shall find that said court is not being maintained in a clean, safe, and

sanitary condition, or if they find that any provisions of this ordinance have been violated or for other sufficient cause. Upon the revocation of such permit, the premises shall forthwith cease to be used for the purposes of a trailer court, and all house trailers shall forthwith be removed therefrom.

SECTION 9. APPLICATION TO EXISTING TRAILER COURTS

This ordinance shall apply to all existing trailer courts in the Town of Knox on the date of its adoption except that trailer courts in existence on or before the effective date of this ordinance shall not be required to comply with the provisions of Section 6B. No existing trailer court shall add, extend, enlarge, or construct any additional courts or lots.

SECTION 10. REGULATIONS FOR HOUSE TRAILERS NOT LOCATED IN A TRAILER COURT-AFTER THE EFFECTIVE DATE OF THIS ORDINANCE

(1) Highway Parking Prohibited. No house trailer shall be parked or allowed to remain upon any public highway in the Town of Knox.

(2) No house trailer shall be parked or occupied outside of a duly authorized trailer court in the Town of Knox except as follows:

(a) A permit may be issued by the Town Board for the parking and occupying of a house trailer on land owned by the occupant or occupants, during the construction of a house thereon for a period not exceeding one hundred eighty (180) days and shall be renewable for an additional period not exceeding one hundred eighty (180) days. Upon expiration of the permit the house trailer shall be removed.

(b) Any owner or lessee of land or contractor engaged by the owner or lessee of land located in the Town of Knox may use a house trailer or house trailers as a field office or dressing room for workmen on construction projects, survey projects and upon other similar work projects outside an authorized trailer park. Upon completion of the project, said trailer or trailers shall be removed within thirty (30) days.

(c) Fees. The applicant for a house trailer permit pursuant to the provision of this section shall at the time of issuance of any such permit thereof pay to the Town Clerk, a fee of Ten Dollars (\$10.00) per annum.

SECTION 11. APPLICATION TO EXISTING HOUSE TRAILERS NOT LOCATED IN TRAILER COURTS

House trailers parked outside of an authorized trailer court prior to the effective date of this ordinance and occupied as a dwelling, may remain in the position or place in which they are then parked subject to the existing ordinances of the Town of Knox, provided, however, that no such house trailer shall be moved to a new location in the Town of Knox except in compliance with the provisions of this ordinance and provided also that the owner of land on which a house trailer is presently parked outside an authorized trailer court, may replace the same within 30 days after removal of the old trailer with a new house trailer located upon the same plot of ground and in the same general location provided said trailer will be occupied by him. The owner of an existing house trailer replacing the same with a new house trailer shall file a plot plan with the Town Board showing the dimensions of the new trailer and its location upon the building lot.

SECTION 12. CAMP TRAILERS AND CAMP SITES

The provisions of this ordinance do not apply to camp trailer units parked in public or private camp sites or to such unoccupied trailers stored at the residence of its owner, nor will this ordinance apply to the operation of public or private camp sites.

SECTION 13. PENALTIES

Any person who violated any provision of this ordinance shall be guilty of an offense punishable by a fine of not more than One Hundred Dollars (\$100.00) and not more than thirty (30) days imprisonment. Each day shall constitute a separate and distinct violation. In addition, the violation of this ordinance or any of its provisions shall subject the person violating the same to a civil penalty in the sum of Fifty Dollars (\$50.00) for each day the violation continues. Each day shall constitute a separate and distinct violation. When a violation of this ordinance or any of its provisions shall constitute a separate and distinct violation, said penalty to be recovered by the Town of Knox in a civil action. The application of the above penalty or penalties or the prosecution for the violation of the provisions of this ordinance shall not be deemed to prevent the revocation of any permit issued pursuant thereto or the enforced removal of conditions prohibited by this ordinance.

SECTION 14. ISSUANCE OF PERMIT

The issuance of a trailer court permit pursuant to the provisions of this ordinance shall not be deemed to waive compliance by the holder thereof,

by the property owner, or by any occupant, of said court with any law of the State of New York, County of Albany, or Town of Knox.

SECTION 15. VALIDITY

If any section, paragraph, subdivision or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgement shall not impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgement shall have been rendered.

SECTION 16. EFFECTIVE DATE

This ordinance shall take effect ten (10) days after posting and publication thereof.

BY ORDER OF THE KNOX TOWN BOARD

BERNARD E. WHITE
Town Clerk

HISTORY OF THE ORDINANCE

1. The Town Board adopted the original Trailer Ordinance on June 11, 1968.
2. The Town Board amended the Ordinance on Dec. 10, 1970.
3. The Town Board amended the Ordinance on May 13, 1986.
4. The Town Board amended the Ordinance on June 13, 1989.