

ORDINANCE NO. 890

AN ORDINANCE AMENDING CHAPTER 48 OF THE 1953 COMPILED ORDINANCES OF THE CITY OF GRAND JUNCTION, COLORADO, AND PROVIDING FOR THE LICENSING, LOCATION, ERECTION AND CONDUCT OF TRAILER CAMPS AND PROVIDING A PENALTY FOR VIOLATION THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Section 1. Section 1 of Chapter 48 of the 1953 Compiled Ordinances of the City of Grand Junction, Colorado (Section 1 of Ordinance No. 841, adopted September 5, 1951), is hereby repealed.

Section 2. Sections 5 and 6 of said Chapter 48 (Sections 5 and 6 of said Ordinance No. 841) are hereby amended to read as follows:

Section 5. REMOVAL OF WHEELS OR BUILDING ADDITIONS. Any automobile trailer located outside of a Trailer Camp from which the wheels have been removed, except temporarily for the purpose of making repairs, and any trailer which has any room, lean-to or other addition connected thereto, or used in connection therewith, shall be deemed to be a permanent residence and shall be made to conform to all the requirements of the building ordinance and code.

Section 6. LIMITATION OF LENGTH OF STAY. It shall be unlawful for any person to park, occupy or use any trailer at any location outside of a Trailer Camp and within the City of Grand Junction for longer than a period of six (6) months.

Section 3. The following sections are hereby enacted and shall be known as Sections 1 and 7 to 13 of said Chapter 48:

Section 1. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

(a) An "Automobile Trailer," or "Trailer" means any vehicle or structure so designed and constructed in such 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 therein or therefrom, and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.

(b) A "Trailer Camp" means any park, trailer park, trailer court, court, camp, site, lot, parcel, or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer coach or trailer coaches and upon which any trailer coach or trailer coaches are parked and shall include all

buildings used or intended for use as part of the equipment thereof whether a charge is made for the use of the trailer camp and its facilities or not. "Trailer Camp" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(c) The terms "unit" or "trailer coach space" mean a section of ground in a trailer camp not less than one thousand (1000) square feet of unoccupied space in an area designated as the location for only one automobile and one trailer.

Section 7. LICENSE REQUIRED. It shall be unlawful for any person, firm, corporation or partnership, owning or leasing land within the limits of the City of Grand Junction to permit, place, keep or maintain a trailer camp as hereinabove described within the city limits without first having obtained a trailer camp license from the City Clerk; the application for which license shall be signed by the applicant and shall state the street, street number, of the premises occupied or proposed to be occupied, the name and permission of the owner or responsible occupant of said premises and such other information as the City Manager may require. Upon receipt of an application in writing, the City Manager shall conduct or cause to be conducted a detailed inspection of said camp and require the applicant to comply with the requirements and regulations set forth herein, and also all requirements and regulations set forth in the electrical, plumbing and zoning ordinances of the City of Grand Junction.

Section 8. ISSUANCE OF LICENSE. The City Manager shall cause to be issued a trailer camp license to said applicant when the regulations set forth herein and also all electric, plumbing, zoning, fire and sanitary regulations of the City of Grand Junction have been complied with, upon payment of a license fee of \$5.00 (five dollars) for each unit in the existing or proposed trailer camp, but not less than \$50.00 (fifty dollars) for each camp. Said license fee shall be paid in advance; no license shall be granted at any time for a longer period than one year, and every license shall expire on or before the last day of December next following the issuance thereof, and in all cases the period of term of the license shall be expressed therein. No license fee shall be prorated for any lesser period than one year, nor shall such license be transferred or assigned.

Section 9. REGULATIONS FOR OPERATION OF A TRAILER CAMP. It shall be the duty of any person, firm, partnership or corporation conducting a trailer camp to maintain the same in a safe and sanitary condition at all times and subject to the following regulations, to-wit:

(a) Trailer coach spaces shall be provided consisting of a minimum of one thousand (1,000) square feet for each space which shall be at least 25 feet wide and clearly defined. Trailer coaches shall be so harbored on each space that there shall be at least a 15 foot clearance between trailer coaches, provided however that with respect to trailer coaches parked end to end, the end to end clearance between trailer coaches may be less than 15 feet, but shall not be less than 10 feet. No trailer coach shall be

located closer than 10 feet from any building within the park or from any property line abounding the park.

(b) An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. The water supply shall be obtained from faucets, only. No common drinking cups shall be permitted. Each trailer coach space shall be provided with a cold water tap at least four inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.

Waste from showers, baths, flush toilets, urinals, lavatories, and laundries in service and other buildings within the park shall be discharged into a public sewer system in compliance with applicable ordinances. Each trailer coach space shall be provided with a trapped sewer at least four inches in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the trailer coach harbored in such space and having any or all of these facilities. The trapped sewer in each space shall be connected to discharge the trailer coach waste into a public sewer system in compliance with applicable ordinances.

An electrical outlet supplying at least 110 volts shall be provided for each trailer coach space. The electrical service outlet for each trailer shall comply with the service requirements of a multiple family dwelling considering each trailer to be a separate dwelling. The installation shall comply with the National Electrical Code and the local electrical code and ordinances. Such electrical outlets shall be weatherproof. No power lines shall be permitted to lie on the ground or to be suspended less than 18 feet above the ground.

(c) All drain water from drives and roofs shall be properly tiled to a storm sewer, if available, and such water shall not be permitted to collect upon the premises nor drained to adjoining property.

(d) A covered metal garbage pail and a covered metal rubbish container shall be provided for each unit, and shall be of such capacity as to properly take care of all garbage and rubbish emanating from the unit intended to be serviced.

(e) No garbage, refuse nor sewerage or waste shall be dumped upon the premises or any adjoining property.

(f) Each site for which a trailer camp license is obtained shall be provided with toilets, urinals, wash basins, showers, water faucets, etc. in accordance with the following specifications:

- (1) The trailer camp shall be provided with adequate and proper toilet facilities, comprising water flushed plumbing equipment, connected to a sanitary sewer; and separate toilet facilities provided for each sex. The use of chemical toilets or privies shall be prohibited, and each trailer camp

shall provide not less than one water flushed toilet for each sex for every eight units or fraction thereof.

- (2) Each toilet room provided for men shall have in addition, one urinal stall for each eight units, or fraction thereof.
- (3) Each toilet room shall be provided with one wash basin with running water for each toilet.
- (4) One shower shall be provided for each sex for each eight units or fraction thereof.
- (5) All toilets, sinks, showers, urinals, etc. shall be placed in properly constructed buildings located not more than one hundred fifty feet from each trailer unit which they are supposed to service.
- (6) Toilet buildings shall be well lighted at all times, day and night, well ventilated with screened openings and constructed of such moisture proof material as shall permit rapid and satisfactory cleaning, scouring and washing.
- (7) The floors shall be of concrete or similar material, elevated not less than four inches above grade and shall slope to a floor drain located in each room.
- (8) Where toilet and bathing facilities are provided for both sexes in the same building, a tight, soundproof wall shall be constructed between the male and female sections.
- (9) Laundry facilities shall be provided in the ratio of one double laundry tub and one conventional wringer type washing machine for every 20 trailer coach spaces, or fraction thereof, or one single laundry tub and one automatic or semi-automatic type washing machine for every 20 trailer coach spaces, or fraction thereof. An electrical outlet shall be provided supplying current sufficient to operate each washing machine. Drying spaces shall be provided sufficient to accommodate the laundry of the trailer coach occupants. The service building housing the laundry facilities shall be a permanent structure complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

(g) Waste cans for emergency toilet use shall be prohibited in any and all trailers.

(h) All trailers using gas, kerosene, gasoline or fuel oil for heating or cooking purposes shall have their stoves properly vented with flues of adequate size and construction; and with the exception of a supply container for each trailer, no gasoline,

kerosene or fuel oil shall be stored on the premises, and said supply container must be approved by the Chief of the Fire Department of the City of Grand Junction.

(i) All trailers shall be maintained in a portable condition (on wheels) at all times.

(j) No trailer shall be occupied by a greater number of persons than that for which it is designed.

(k) Each trailer camp shall be under the direct management of the owner, or licensee, or his agent or representative. Such person or persons must be of good reputation and character and shall operate such camp from an office located on the grounds, in which office shall be maintained registration records; and there shall be displayed in each office the license for that particular camp. It shall be the duty of the manager of each trailer camp:

- (1) To prohibit the placing or storage of unsightly materials or vehicles of any kind on the premises.
- (2) To provide for the regular cleaning, painting, repairing and disinfecting of all buildings.
- (3) To take such other measures as may be deemed necessary by the officials charged with the enforcement of this ordinance to preserve the health, comfort and safety of all persons residing in the camp and of the general public.
- (4) Shall cause each dog, cat or other pet animal to be kept under control either by being tied up or confined in a proper enclosure.
- (5) Shall report to the Board of Health of Mesa County all cases of communicable diseases or suspected cases of communicable diseases affecting any inmate of the camp.

(1) There shall be provided one fire extinguisher for each trailer within the trailer camp, and said fire extinguishers shall be located in or near the entrance of each trailer and shall be subject to the approval of the Chief of the Fire Department of the City of Grand Junction.

(m) All entrances and exits from the trailer camp shall be well marked and so arranged that they will not constitute a traffic hazard. All trailer coach spaces shall abut upon a driveway of not less than 25 feet in width which shall have an unobstructed access to a public street, alley or highway. All driveways shall be hard surfaced, well marked in the daytime and lighted at night with at least 25 watt lamps at intervals of 100 feet located approximately 15 feet from the ground.

Walkways not less than two feet wide shall be provided from the trailer coach spaces to the service buildings. The walkways shall be hard surfaced, well marked in the daytime and lighted at night with at least 25 watt lamps at intervals of 100 feet and located approximately 15 feet from the ground.

Section 10. COMPLIANCE WITH ZONING LAWS. No licenses shall be granted for the construction or operation of a trailer camp in violation of the zoning or other ordinances of the City of Grand Junction.

(a) No trailer camp shall be located within the fire limits of the City of Grand Junction.

(b) No occupied trailer shall be located within the limits of the City of Grand Junction within the recognized set-back lines for the zoning district within which such trailer is located.

(c) Except as hereinafter provided, trailer camps may be located only in Business "A" and Business "B" Districts, outside the fire limits or in Industrial "A" and Industrial "B" Districts as now or hereafter established.

(d) Trailer camps which are in operation at the effective date of this Ordinance and which are located in zoning districts where trailer camps are prohibited by this Ordinance may continue as non conforming uses so long as such operation is continuous; provided, however, that the owners and/or operators of all existing trailer camps shall be required to secure a license as herein provided within sixty (60) days, and to comply with all of the other provisions of this Ordinance within nine (9) months from the effective date of this Ordinance.

Section 11. RECORDS TO BE KEPT. It shall be mandatory for the manager or caretaker of a duly licensed trailer camp to provide a registration book and keep a complete daily record of the names and addresses of the occupants of each trailer admitted to the trailer camp site, the automobile license and the trailer license numbers; to furnish copies thereof to the Chief of Police upon demand and subject to inspection of any State, County or City Police Officer.

Section 12. INSPECTION. The City Manager, Building Inspector, Fire Chief, Director of Health, and all law enforcement officers of the City shall have access to each trailer camp at all reasonable times to inspect the same and ascertain whether this ordinance is being complied with; and whenever any person, firm, partnership or corporation conducting a trailer camp is not maintaining same in a safe or sanitary condition, or contrary to the requirements and regulations set forth in the building, fire and sanitary regulations of the City of Grand Junction or contrary to the requirements and regulations set forth herein or other ordinances of the City of Grand Junction or regulations of the Board of Health of the County of Mesa, it shall be the duty of the City Manager, with the approval of the Council, to revoke the trailer camp license.

Section 13. PENALTIES. Whoever violates any section of this ordinance shall, upon conviction, be fined not less than ten (\$10.00) dollars nor more than fifty (\$50.00) dollars for each offense; and each day during which such violation continues constitutes a separate offense.

Section 4. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED THIS 7th day of April, 1954.

/s/ Harry O. Colescott
President of the City Council

ATTEST:

/s/ Helen C. Tomlinson
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being ORDINANCE NO. 890 was introduced, read and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 7th day of April, 1954, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said city at least ten days before its final passage.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of said City this 8th day of April, 1954.

/s/ Helen C. Tomlinson
City Clerk

First Pub March 24, 1954
Final Pub April 9, 1954