

Chapter 20.04

TRAILER CAMPS

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20.04.010 Definitions. For the purpose of this chapter the following terms are defined as follows:

"Person" means and includes both singular and plural and individuals, firms,

corporations, co-partnerships, associations, clubs, societies, and other organizations.

"Camper" or "camp trailer" is a temporary living quarters used for outdoor recreation purposes only.

"Trailer" is any camp car, house car, mobile home, or trailer used for living and/or sleeping purposes equipped with wheels or similar devices used for the purpose of transporting the unit from place to place, whether by motive power or otherwise. (Ord. 922, 1962; Ord. 1089, 1969)

20.04.020 Building Inspector's Duty to Enforce – Right of Entry. It shall be the duty of the Building Inspector to enforce the provisions of this chapter, and for the purpose of securing enforcement thereof, the Building Inspector or his duly authorized representative shall have the right, and they are hereby empowered to enter upon the premises of any campgrounds, trailer house, mobile home, or house car now or hereafter operated within the City for the purposes of inspection and of carrying out the provisions of this chapter. (Ord. 922, 1962)

20.04.030 Parking Trailer Other than in Camp. It is unlawful for any person to camp, place, stand, park, or locate any occupied trailer (or mobile home) within the City except within a trailer camp; a camper or camp trailer which is not used for living and/or sleeping quarters may be parked on private property within the building setback limits, provided in Title 21. (Ord. 922, 1962; Ord. 966, 1965; Ord. 1089, 1969)

20.04.040 Permitted Parking. Any trailer, boat trailer, camper, trailer, and/or mobile home, while attached or unattached to the vehicle providing motive power thereof or, may be parked on any street, alley, or highway within the City for a period of twenty-four hours only, subject to any other regulations or restrictions for that street,

alley, or highway and may not be used for living and/or sleeping accommodations. (Ord. 922, 1962; Ord. 1089, 1969)

20.04.050 License to Operate Camp Required. It is unlawful for any person to operate, maintain, and/or offer for public use within the City a trailer camp without first applying for and receiving from the City a license to do so to be issued on authority of the City Council as herein provided. (Ord. 922, 1962)

20.04.060 License – Application – Contents – Inspection Fee. Every application for a license to operate a trailer camp in the City shall be in writing upon a form provided by the City for that purpose and shall state the name and mailing address of the applicant, a description of the property whereon and wherein it is proposed to conduct such a trailer camp, the name and address of the person who will be manager of and responsible for same, and all other information as required by the application form, which application shall be filed with the City Clerk not less than ten days before the trailer campground is to be made ready for use, and shall be accompanied by an inspection fee of fifteen dollars, for which the City Treasurer shall issue a receipt to the applicant. (Ord. 922, 1962)

20.04.070 License – Fee. The fee for a trailer camp license shall be and is hereby fixed in amount of one dollar per annum for each trailer that said camp is equipped to accommodate, with a minimum license fee hereby fixed in amount of twenty-five dollars per annum. (Ord. 922, 1962)

20.04.080 Inspection – Action for Approval or Disapproval. Upon receipt by the City of such application accompanied by such inspection fee, it shall be the duty of the Building Inspector or his authorized representative to investigate the premises and determine whether said proposed camp

or the site selected therefor conforms with the requirements of this chapter, and also whether same comply with the rules and regulations of the Snohomish Health District and laws of the State of Washington applicable thereto and in force at the time, and no license shall be issued unless such trailer camp or the site selected therefor fully complies with all such requirements. Provided, however, any applicant may within ten days following rejection of such application apply to the City Council for a hearing, whereupon a time for hearing shall be set not later than the next regular Council meeting thereafter, at which time a full and complete hearing shall be had before the City Council, which shall either confirm, modify or disapprove the action of the Building Inspector.

In the event the Building Inspector approves the issuance of a license to such applicant, he shall submit the application with his approval in writing to the City Council at its next regular meeting at which time the City Council shall confirm, modify or disapprove the action of the Building Inspector. (Ord. 922, 1962)

20.04.090 Notification of Violation – License Suspension, Revocation. Whenever inspection by the Building Inspector of any trailer camp indicates that unsanitary conditions exist or that any other provision of this chapter or applicable rules and regulations of the Snohomish Health District or laws of the State of Washington applicable thereto and in force at the time are being violated, the Building Inspector shall notify the manager thereof in writing of such fact, setting forth the alleged violation, and shall further direct that all such violations be remedied forthwith commencing within twenty-four hours from and after the receipt of such notice and to continue thereafter diligently until such violations have been eliminated.

If after the giving of such notice the alleged violations have not been remedied, it shall be the duty of the Building Inspector and the Building Inspector may in addition to other penalties provided by this chapter suspend or recommend that said license be revoked, but no such license shall be revoked until after a hearing before the City Council at its next regular meeting following due notice given to the manager of the trailer camp prior to such hearing, and in the event the manager cannot be located, then a copy of the notice shall be served upon him by mailing by United States mail, with postage prepaid, to the address given in the application for such trailer camp license. (Ord. 922, 1962)

20.04.100 License – Transferability. A trailer camp license may be transferred to a transferee approved by the City Council upon payment of a five dollar transfer fee. (Ord. 922, 1962)

20.04.110 License – Posting. No trailer camp shall be operated unless such trailer camp license is un-revoked and is posted in a conspicuous place on the premises. (Ord. 922, 1962)

20.04.120 Sanitary Facilities Required. It shall be unlawful for any person to conduct or maintain any trailer camp within the City which does not have adequate toilet facilities separately for men and women, equipped with water flush type toilets, one water closet for each sex for every seven trailer units or less, or fractional part thereof in excess of seven not having self-contained toilet facilities within which toilet facilities shall not be more than one hundred feet away from any trailer intended to use the same; adequate shower facilities separately for men and women; adequate metal type receptacles for garbage and rubbish; an adequate supply of pure water for drinking purposes by use of sanitary drinking fountains and an adequate supply of pure

water for domestic purposes, to be obtained from faucets only, located conveniently within said trailer camp, and no dipping vessels or common cups shall be permitted. (Ord. 922, 1962)

20.04.130 Compliance with City Codes Required. No license shall be issued to carry on a trailer camp unless the applicant complies with all of the sanitation, electrical, sewer, health, plumbing, fire and building codes, and City ordinances and applicable county and state regulations. (Ord. 922, 1962; Ord. 1089, 1969)

20.04.140 Sewer Connections Required – Sanitary Facilities. Every toilet, shower, slop sink, and every other container used for the purpose of discharging or drainage of wastes and waste water shall be connected with the City sewer system. (Ord. 922, 1962)

20.04.150 Waste Deposit. It is unlawful for any person to deposit any garbage wastes upon the premises of any trailer camp, except in the proper receptacles therefor. (Ord. 922, 1962)

20.04.160 Sewer Connections Required – Individual Trailers. Every trailer camp operator shall provide immediate sewer drainage connections from each trailer to permit the flow from the trailer of any waste substances and water directly to the City sewer system. (Ord. 922, 1962)

20.04.170 Dimensions of Trailer Spaces. Every trailer camp shall provide available unoccupied space of not less than one thousand two hundred square feet together with a three foot side yard for each trailer, and shall be arranged in rows abutting on a driveway or clear unoccupied space of not less than sixteen feet in width, which space shall have an unobstructed access to a public street or alley, and it is unlawful for any person to stand or locate or permit the

standing or location of any trailer at a distance of less than twelve feet from any other trailer. (Ord. 922, 1962; Ord. 1089, 1969)

20.04.180 Removal of Wheels. It is unlawful for any person owning or operating a trailer in the City to remove or cause to be removed the wheels or any similar transportation device from the trailer or to otherwise permanently fix it to the ground in a manner that would prevent ready removal except trailers in a licensed trailer camp. (Ord. 922, 1962)

20.04.190 Lighting Camp. Every trailer camp shall be provided with sufficient means of lighting the camp at night, and all roadways, water closets, and bath units shall be kept lighted during time from one-half hour after sunset until one-half hour before sunrise. The lighting plan must be approved by the Building Inspector and must conform with the City electrical code. (Ord. 922, 1962)

20.04.200 Grounding Trailers. Each trailer shall be provided with grounding facilities to carry off electrical charges, and it is unlawful for any person to use a trailer unless such grounding connections are affixed at all times. (Ord. 922, 1962)

20.04.210 Fire Fighting Equipment. Each trailer camp shall be provided with adequate fire fighting and fire prevention facilities to be approved by the fire chief. (Ord. 922, 1962)

20.04.220 Site Standards. All land used as a trailer camp shall be located on a well drained site of ample size free from heavy or dense growth of brush or weeds and free from marsh, and shall be graded to insure rapid drainage during and following rain, and it is unlawful to permit water to accumulate or stand upon the ground of any trailer camp. (Ord. 922, 1962)

20.04.230 Planting Green Belt. The City Council reserves the right after any trailer camp has been in operation for a period of one year within the City to require the owner and/or operator thereof to plant a green belt within the outside boundaries thereof of such width and of such species of bushes and/or trees as shall be specified by the City Council at the time. (Ord. 922, 1962)

20.04.240 Animals. No dogs or other animals shall be permitted to run at large in any trailer camp. (Ord. 922, 1962)

20.04.250 Manager Required – Register Required. Every trailer camp shall maintain a manager in charge thereof, the name and address of such manager to be furnished to the City in the office of the City Clerk at all times during the operation of such trailer camp, which manager shall require all persons using such trailer camp to register in a book kept for that purpose, showing the date of registration, the names of all persons occupying such trailer, the license numbers of the trailer and/or automobile accompanying same, and the date of departure, which records shall be available at all times to the Building Inspector and/or members of the City Police Department, and it shall be unlawful for any person to make or permit any false entry, any alteration or erasure of any part of such record. (Ord. 922, 1962)

20.04.270 Penalty for Violations. Violation of this Chapter shall be considered a civil violation pursuant to SMC 1.01.080 and Chapter 1.14 SMC, except as otherwise provided therein. (Ord. 922, 1962; Ord. 1927, 1999; Ord. 2155, 2008)