

ARTICLE 1741
Trailers and Trailer Camps

1741.01 Definitions. 1741.02 Trailers on private property. 1741.03 Auto trailers not in parks.	1741.04 Permits. 1741.05 Fees.
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CROSS REFERENCES

Authority to regulate - see W. Va. Code 8-12-5(30)

1741.01 DEFINITIONS.

For the purpose of this article, certain terms used herein are defined as follows:

(a) "Auto trailer" means any structure used for living or sleeping purposes and equipped with or originally constructed to be equipped with wheels or other means to facilitate movement from place to place. The affixing of an auto trailer to real estate or placing an auto trailer on a foundation shall not affect its designation as an auto trailer for the purpose of this article.

(b) "Auto trailer camp" means any lot or parcel of land used or intended to be used for the accommodation of two or more auto trailers, including adjacent lots or parcels of land with common ownership.

(c) "Trailer unit" means a plot of land in an auto trailer camp used or intended to be used for the accommodation of not more than one auto trailer and not more than one automobile.

(Passed 6-9-70)

1741.02 TRAILERS ON PRIVATE PROPERTY.

(a) No person shall place any auto trailer on any land within the Town (the entire Town being essentially residential), except in an auto trailer camp for which a permit has been issued, or unless the owner of such auto trailer has a valid temporary permit issued by the Town Recorder as hereinafter provided. The owner of any single-family dwelling may allow not more than one auto trailer of a nonpaying guest to be placed and thereafter kept or maintained on the lot upon which the single-family dwelling is constructed for a period not exceeding one month in any period of twelve months by securing a temporary permit as provided in Section 1741.04(a), and otherwise complying with the provisions of this article relating thereto.

(b) Auto trailers which were in place prior to the effective date hereof shall be subject to all provisions of this article, except that the present use of such auto trailer shall not be affected. If such existing auto trailer is moved or any change is made in its location or use, the right to maintain such auto trailer shall immediately cease, and such auto trailer shall thereafter be subject to all the provisions hereof.

(c) Provided, however, that the owner of any such existing auto trailer may replace such existing auto trailer with a newer or improved auto trailer on substantially the same location without forfeiting the right to keep and maintain such existing auto trailer and without becoming subject to the provisions hereof, except that any such replacement auto trailer must be located in compliance with all other applicable laws, ordinances, rules and regulations of the Town including all applicable provisions of any building codes or restrictions then in effect.

(Passed 6-9-70)

1741.03 AUTO TRAILERS NOT IN PARKS.

The occupant of every existing auto trailer which is parked within the corporate limits of the Town and not in a licensed trailer park, shall maintain one separate water connection and one separate sewer connection for such auto trailer, the fee for such connections to be the same as prescribed for dwelling houses within the community and in accordance with the regulations prescribed for the community by the Public Service Commission of this State.

(Passed 6-9-70)

1741.04 PERMITS.

(a) Any person desiring a temporary permit to place or maintain a single auto trailer, as provided for in Section 1741.02 shall file with the City Recorder an application therefore within forty-eight hours after such auto trailer is placed upon the ground. Such application shall describe the property where such auto trailer is to be located, either by street and number or by legal description, shall give the date when it is desired to place the auto trailer on the property and the date of expiration shall expire thirty days after date of issue and no other such temporary permit shall be issued for the same lot or parcel of land during the eleven months following such expiration date.

(b) Council, upon recommendation of the Mayor, is hereby authorized in the exercise of reasonable discretion to revoke any permit issued pursuant to this subsection if, after due investigation, it is determined that the holder thereof has violated any of the provisions of this article, or that such auto trailer is being maintained in an unsanitary or unsafe manner or is a nuisance. Written notice of such revocation shall be given either by personal delivery thereof to the person to be notified, or by depositing such notice in the United States mail, in a sealed envelope, postage prepaid, addressed to such person at the address which appears on the records of the City Recorder pertaining thereto.

(c) The owners of existing trailers shall apply for and obtain a permit from the City Recorder which shall expire one year from the date of issue, unless renewed. Each renewal shall be for a period of one year, and shall be applied for not less than fifteen days prior to the expiration of the permit.

(d) Any person desiring a permit for an auto trailer camp shall file an application therefore with the Recorder on a form to be furnished by him. Such application shall give the location by street number and legal description of the property on which such auto trailer camp is to be established and maintained, the dimensions of such property, the number of units in such camp and such other information as the City Recorder may reasonably require. A plot plan in duplicate of such property shall be filed by the applicant with his application drawn to a scale of not less than one-eighth of an inch per foot, showing the location and dimensions of all the units, roads, buildings, sewer connections, water connections, electric outlets and all baths and toilets other than those which are an integral part of a trailer. Permits issued for auto trailer camps by the City Recorder shall expire one year from the date of issue unless renewed as provided in this subsection. If the auto trailer camp is to be maintained for a period longer than one year, a renewal of the permit therefore shall be obtained from the City Recorder. Such renewal shall be for a period not exceeding one year and shall be applied for not less than fifteen days prior to the date of expiration of such permit. The granting of a permit for an auto trailer camp shall be in the reasonable discretion of Council taking into consideration the general health and welfare of the citizens of the Town including the effect of the auto trailer camp on the neighborhood and the Town, but in no event shall a permit be granted unless the plot plan shows that the auto trailer court will have a minimum of one hundred twenty feet by one hundred twenty feet, that there will be a minimum of ten feet between trailers, and that no trailer will be closer than ten feet to any street.

(e) Where no work in developing the trailer camp is done within ninety days of the date the permit is issued, it shall become null and void.

(f) Permits issued under the terms of this article convey no right to erect any building other than auto trailers or to do any plumbing work or to do any electrical work. Regular building, plumbing, electrical or other permits as required by the provisions of the ordinances of the Town, shall be secured for all such work.

(g) Permits issued under subsection (b) or (c) hereof may be revoked by Council for violation of the provisions of this article, or if such auto trailer or auto trailer camp is maintained in any unsanitary or unsafe manner or in a manner such as to create a nuisance. No such permit shall be revoked until a hearing upon notice by the Recorder is first had. Written notice of the time and place of such hearing shall be given at least five days before the hearing. Such notice may be given either by personal delivery thereof to the person to be notified, or by deposit in the United States registered mail in a sealed envelope, postage prepaid, addressed to such person to be notified at the address which appears on the record pertaining to the matter to which the notice is directed. Such notice shall state in clear and concise language the reasons for revocation of the permit and the time when and the place where such hearing is to be held. The City Recorder may continue the hearings from time to time upon good cause being shown therefore.

(Passed 6-9-70)

1741.05 FEES.

(a) Each application for a permit to establish an auto trailer camp shall be accompanied by a fee in the amount of ten dollars (\$10.00) as well as five dollars (\$5.00) for each auto trailer to be placed therein. Each application for the annual renewal of such permit shall be accompanied by a fee of five dollars (\$5.00) for each trailer unit therein.

(b) Each application for a permit for a single auto trailer, as provided for in Section 1741.04(a) or (b), shall be accompanied by a fee of five dollars (\$5.00), or in lieu thereof, a real estate tax receipt from the sheriff of the county covering such auto trailer.

(c) The City Recorder shall cause an accurate account to be kept of all fees collected under the terms of this article, which account shall show the date of collection, by whom paid, the address for which such payment is made and the amount of each such fee. He shall cause all fees collected hereunder to be, from time to time, transferred to the General Fund of the Town.

(Passed 6-9-70)