

CHAPTER 302

TRAILER AND TRAILER CAMPS ORDINANCE

Town of Yarmouth, Maine
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TRAILER AND TRAILER CAMPS ORDINANCE

ARTICLE I

A. TITLE

This ordinance shall be known and may be cited at the “Trailer Ordinance of the Town of Yarmouth, Maine.”

B. DEFINITIONS

When used in the Ordinance, words in the singular number include the plural and words in the plural numbers include the singular; the word “building” includes the word “structure”, and the word “shall” is mandatory and not directory. Words used in the present tense include the future.

For the purpose of this Ordinance certain words and terms are herewith defined as follows:

“House-Car Trailer”, is any structure intended for or so constructed that it will be primarily suitable for living or sleeping quarters, or for office purposes, mounted upon wheels, or any other device upon which it may readily be transported, either by its own power or some externally applied tractive effort; provided, however, that this definition shall not apply to any vehicle lawfully operated upon fixed rails.

“Towing Unit”, is any vehicle furnishing tractive effort for a house-car trailer.

“Area Unit”, is an area of ground space set aside in a trailer camp for the accommodation of one house-car trailer and towing unit.

“Person”, refers to any individual, firm partnership, association or corporation.

“Trailer Camp”, is any plot of ground in the Town of Yarmouth where two or more house-car trailers are invited or allowed to be located regardless of whether or not any charge is made for the use of such plot of ground.

“Street”, is any recognized thorough fare in the Town of Yarmouth.

C. HABITATION AND MAINTENANCE OF HOUSE-CAR TRAILERS

1. It shall be unlawful for any person to maintain a house-car trailer in the Town of Yarmouth, outside a trailer camp which is duly licensed hereunder, except as hereinafter specifically permitted.
2. It shall be permissible hereunder for a bonafide guest of a house-holder to allow one house-car trailer unit to camp or park in his or her yard adjacent to such person’s house for a period of time not to exceed fifteen (15) days unless granted more time by the Town Council, provided that the person occupying such

dwelling house shall have granted permission to the house-car trailer occupants to use the said house-holder's toilet facilities.

3. Removal of the wheels or other transporting device except the temporary detachment of a towing unit, from any house-car trailer shall be construed as converting the same into a permanent structure subject to all the requirements of the Health and Sanitary Regulations and also cause house-car trailers to become taxable property, provided, however, that only one house-car trailer with wheels removed shall be permitted on any lot or parcel of land. It shall be permissible, however, for the owner to jack up and support a house-car trailer on temporary blocks or jacks, in order to take the weight off the tires, provided the wheels are not removed therefrom.
4. A house-car trailer may be parked or stored in the Town of Yarmouth regardless of the other provisions hereof, provided that it shall no be used for living or sleeping purposes during such time it is so stored or parked and provided moreover, that it shall not be a nuisance and does not constitute a fire hazard.
5. No house-car trailer shall be maintained in the Town of Yarmouth as a permanent office, but such office use as is compatible with the temporary demonstration and sale of such articles or services as may be readily transported in a house-car trailer, by a distributor or salesman may be permitted from a house-car trailer, stored on any parking lot district outside a trailer camp for a period of time not exceeding fifteen (15) days provided such house-car trailer is not used for living or sleeping purposes during such time.

D. NO OPEN FIRES

No open fires for burning grass, rubbish, papers, garbage or other nonputrescible refuse shall be permitted in any trailer camp.

ARTICLE II

A. TRAILER CAMP LICENSE

1. It shall be unlawful for any person to establish, maintain or operate within the corporate limits of the Town of Yarmouth any house-car trailer camp, unless such person shall first obtain a license therefore as hereinafter provided.
2. House-car trailer camp licenses shall be issued by the Town Clerk only after approval of such license by vote of the Town Council in regular or special meeting.
3. Any person desiring to establish and operate a house-car trailer camp shall file with the Town Clerk a written application for a license to do so, together with plans to show fully the location and dimensions of the camp site and the location therein of the arrangement of all the house-car trailer area units; location and

dimensions of all existing and/or proposed buildings, toilet, bath and other washing facilities, slop sinks, water faucets or hydrants, sewer connections, or sewerage disposal layout, and driveways or other improvements, proposed or existing.

4. Such license application shall be accompanied by the required license fee and shall state the name and address of the owner or lessee, the location of the camp, the maximum number of house-car trailer units the camp will accommodate, and the name of the person who will be in charge and directly responsible for the operation and maintenance of said trailer camp.
5. After such investigations have been made as the Town Council may deem advisable, the Council shall approve or disapprove the license application; if said application is approved by the Council, the Town Clerk shall thereupon issue said license. Licenses shall not be transferable from person to person or place to place.
6. After the completion of all the necessary construction including water supply, plumbing fixtures and sewerage, the site of the trailer camp shall be inspected by the Health Officer or his/her agents and by the Building Inspector, who together after finding that all requirements of this and all other Town ordinances have been complied with shall so certify to the Town Clerk. Upon receipt of such certification, the Town Clerk shall issue a Certificate of Operation, and no trailer camp shall begin operating until such certificate of operation has been issued to such owner or lessee.
7. Each application of such license shall be accompanied by a license fee of fifty dollars (\$50.00) for a trailer camp capable of accommodating ten (10) house-car trailer area units or less, and an additional fee of \$5.00 for each additional house-car trailer unit in excess of ten (10). Each such license shall expire 30 days after annual Town Meeting next following date of issuance. Before any trailer camp license shall be renewed the premises shall be subjected to the same inspection as provided herein for the original application. Furthermore, any trailer camp or camps or parts thereof in existence on the date of this Ordinance must comply with all Sections of this Ordinance on request for renewal of license.
8. Such license shall be conspicuously posted on the premises of the trailer camp at all times.

B. GROUND LAYOUT AND UNIT AREA REQUIREMENTS LIGHTING AND DRAINAGE WITH EXCEPTIONS

1. Each house-car trailer unit space, which space shall include the towing unit, shall be at least 20 feet wide by 35 feet long and all such spaces shall be clearly defined on the ground by appropriate markers.

2. The unit area spaces in each trailer camp shall be arranged in rows so that each house-car trailer unit shall face and abut on a driveway or clear unobstructed space not less than 24 feet in width which clear space shall have an unobstructed access to a public street or private way.
3. No house-car trailer shall be permitted to park closer than 4 feet to the side lines which define its area unit, or shall it be so parked that it is closer than 10 feet to any other house-car trailer or to any building in the trailer camp.
4. No trailer camp shall be located within a distance of 500 feet to any school or church building.
5. No trailer camp shall be located within a distance of 300 feet from a public road or highway.
6. No trailer camp shall be located within a distance of 300 feet from normal high water level of the river, brook, stream or similar water source.
7. No trailer camp shall be located within a distance of 300 feet from a dwelling unless it be the owner's own dwelling.
8. Every house-car trailer camp hereafter established shall be located on a well drained area and be properly graded so as to prevent the accumulation of storm or casual water.
9. The grounds of every house-car trailer camp shall be adequately lighted at night by electric lights, properly spaced to enable patrons of the camp to easily find their way around and to facilitate inspection by the police; camp lighting shall be provided by the owner or lessee at no expense to the Town of Yarmouth and shall be satisfactory to the Chief of Police and Chief of the Fire Department.
10. Any trailer camp in operation on the effective date of this Ordinance cannot be enlarged beyond its present boundaries nor may additional house trailers in a trailer camp be added beyond those presently on location unless such enlargements or additional trailers comply fully with the provisions of this Ordinance. Any trailer camp in operation on the date of this Ordinance is exempt from the provisions of ARTICLE II, Section II.B, subsections II.B.5, II.B.6, and II.B.7 of this Ordinance for the first license period only provided it is operated in an orderly manner and kept as such.

ARTICLE III

A. SANITARY REQUIREMENTS

1. An adequate supply of pure water from an approved source for drinking purposes, that shall meet the requirements of the United States Public Health Service, shall be furnished to meet the requirements of each trailer camp.
2. Water shall be supplied from faucets or approved angle jet drinking fountains only. No common drinking cups will be permitted.
3. Each trailer camp shall provide toilets, wash basins, slop sinks, and garbage containers under the following conditions:
 - a. Water flush toilets shall be provided, and must be maintained in a clean and sanitary condition. Separate toilets for men and women shall be provided; one toilet seat for each 15 males and one toilet seat for each 15 females or fraction thereof, of the maximum number of persons occupying such land at any time.
 - b. All toilet facilities shall be housed, and the entrances screened fly tight, and be provided with sufficient light to provide ample illumination at night.
 - c. The floors of each toilet or urinal compartment shall be of concrete or other impervious materials. No trailer unit shall be further than 300 feet from a toilet.
 - d. The use of chemical water closet or any toilet in a house car trailer is forbidden unless said toilet is connected to a septic tank of suitable capacity, properly drained, accepted and approved by the Health Officer or his/her agent, while such house-car trailer is located within a trailer camp or anywhere within the limits of the Town of Yarmouth.
 - e. One lavatory or wash sink shall be provided for each three flush toilets and/or urinals.
 - f. No sink located within a house-car trailer shall be used unless it discharges into a sewer, or dry well of its own under the trailer, in an approved manner; or into an approved type container which shall be fly-tight and secured from spilling. Such containers must be emptied into a slop sink regularly so as to prevent spillage upon the ground, and in any case once in every 24 hour period. Slop sinks when used hereunder shall be provided with running water for every 10 area units or fraction thereof.
 - g. All septic tanks and filter beds must be 300 feet from normal high water level of a river.

- h. All waste and sewerage from toilets, showers, wash basins, slop sinks and other plumbing fixtures in all trailer camps shall be carried to suitable septic tanks, drainage beds and/or any other such means of treating the sewerage as shall be recommended by the Health Officer and approved by the State of Maine Public Health laws.
- i. Tightly covered garbage receptacles of non-absorbent material shall be provided by the trailer camp owner or lessee to take care of garbage in a sanitary manner.
- j. The trailer camp owner or lessee shall provide suitable receptacles for papers, rubbish, tin cans, ashes and all nonputrescible refuse which he/she shall dispose to at his/her own expense, and he/she shall at all times maintain the trailer camp in a clean and sanitary condition to the satisfaction of the Health Officer of the Town.

ARTICLE IV

A. SAFETY REQUIREMENTS

1. It shall be the duty of the owner, his/her agent or caretaker to keep a register and to record therein all house-car trailers and occupants which occupy space at his/her trailer camp. Said register shall specify dates and time of arrival, the name of the owner of the house-car trailer and towing unit and the state in which the house-car trailer and towing unit are registered and the number of the vehicular license.
2. It shall be the duty of the Health Officer to enforce all Health and Sanitation Regulations, the duty of the Building Inspector to enforce all Building Code Regulations and Ordinances, and the duty of the Police Department to maintain law and order in all trailer camps.
3. If at any time a trailer camp is found to be violating any of the provisions of this Ordinance or other pertinent ordinances of the Town of Yarmouth or the laws of the State of Maine, any duly constituted officer or agent of any department of the Town of Yarmouth charged with the duty to inspect such trailer camps or maintain order therein, shall notify the licensee of such trailer camp of such condition. If the violation is not corrected to the satisfaction of the department complaining, within a reasonable time after notification, not exceeding 30 days, the license for such trailer camp may be revoked by the Town Council on the recommendation of the department making the complaint.
4. Any person who shall violate any provision of this ordinance shall be punished upon conviction, by a fine of not less than ten dollars (\$10.00) and not more than one hundred dollars (\$100.00) and all fines shall insure to the Town of Yarmouth.

Each day that such violation continues to exist shall constitute a separate offense.