

Chapter 74

MANUFACTURED HOMES AND TRAILERS*

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.Cross references-Buildings and building regulations, ch. 18; businesses, ch. 22; land development code, ch. 62.
State law reference-Factory-built housing, 63 O.S. § 1084.

ARTICLE I. IN GENERAL

Sec. 74-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Trailer means any vehicle or structure so designed and constructed as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business, profession, occupation or trade, or use as a selling or advertising device, 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, except a device used exclusively upon stationary rails or tracks.

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, and upon which any trailer is 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.

Unit means a section of ground in a trailer camp of not less than 800 square feet of unoccupied space in an area designated as the location for only one automobile and one trailer.
(Code 1974, § 29-1)

Cross reference-Definitions generally, § 1-2.

Sec. 74-2. Parking on streets, other public property.

It shall be unlawful for any person to park any trailer on any street, alley, highway or other public property within the city; provided that, emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one hour, subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for such street, alley or highway.

Trailers may also be parked on large public landholdings as necessary to provide security.
(Code 1974, § 29-2)

Cross reference-Stopping, standing and parking, § 102-116 et seq.

Sec. 74-3. Parking or locating on private property.

It shall be unlawful for any person to park or otherwise locate any trailer on any privately owned property, occupied or unoccupied, within the city, except in a licensed trailer camp and except as permitted by the zoning ordinance; provided that, the city council, in its discretion, may permit the temporary installation of trailers to be used as mobile offices and classrooms for public health, safety and educational purposes, and the duration of such occupancy shall also be within the discretion of the city council.
(Code 1974, § 29-3)

Secs. 74-4-74-25. Reserved.

ARTICLE II. TRAILER CAMPS

DIVISION 1. GENERALLY

Sec. 74-26. Applicability of plumbing, electrical and building ordinances.

All plumbing, electrical, building and other work on or at any trailer camp shall be in accordance with the ordinances of the city regulating such work, unless such ordinances are specifically made inapplicable under the terms of this article.
(Code 1974, § 29-15)

Sec. 74-27. Site drainage and grading.

Every trailer camp shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of stormwaters or other waters.
(Code 1974, § 29-16)

Sec. 74-28. Designation of and access drive ways for units.

Units in a trailer camp shall be clearly designated and the camp so arranged that all units

shall face or abut on a driveway of not less than 16 feet in width, giving easy access from all units to a public street. Such driveway shall be paved or graveled and maintained in a good condition, have natural drainage into city street catchbasins, be well lighted at night and shall not be obstructed. (Code 1974, § 29-17)

Sec. 74-29. Electric outlets for units.

Every unit in a trailer camp shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse of a capacity of not less than 30 amperes, and a heavy duty outlet receptacle. (Code 1974, § 29-18)

Sec. 74-30. Location of trailers with respect to other trailers, buildings and camp boundaries.

No trailer shall be located within a trailer camp less than ten feet from any other trailer building or the boundary line of the trailer camp. (Code 1974, § 29-19)

Sec. 74-31. Limitation on number of trailer occupants.

No trailer in a trailer camp may be inhabited by a greater number of occupants than that for which it was designed. (Code 1974, § 29-20)

Sec. 74-32. Water supply.

(a) No trailer camp shall be located within the city unless city water connections are available. An adequate supply of pure water, furnished through a pipe distribution system connected directly with the city water main, with supply faucets located not more than 200 feet from any trailer, shall be furnished for drinking and domestic purposes.

(b) No common drinking vessels shall be permitted in a trailer camp, nor shall any drinking water faucet be placed in any toilet room or water closet compartment.

(c) An abundant supply of hot water shall be provided at all times in a trailer camp, for bathing, washing and laundry facilities. (Code 1974, § 29-21)

Sec. 74-33. Sewage and wastewater disposal.

(a) No trailer camp shall be located within the city, unless city sewer connections are available. All waste from showers, toilets, laundries, faucets and lavatories in a trailer camp shall be wasted into a sewer system extended from and connected with the city sewer system, and all sanitary facilities in any trailer which are not connected with the city sewer system by means of rigid pipe connections shall be sealed and their use is hereby declared unlawful.

(b) Each faucet site in a trailer camp shall be equipped with facilities for drainage of waste and excess water into the sewer. In no case shall any wastewater be thrown or discharged upon the surface of the ground or disposed of by means other than as herein provided. (Code 1974, § 29-22)

Sec. 74-34. Service buildings; toilet, bathing and laundry facilities.

(a) Every trailer camp shall have erected thereon, at a distance not greater than 200 feet from any unit it is designed to serve, a suitable building for housing the toilets, showers and laundry facilities required by this section, such building to be known as the service building. No unit in the camp shall be located farther than 200 feet from a service building and walkways to such buildings shall be paved and well lighted at night.

(b) Separate toilet rooms for each sex shall be provided in the service building. Flush toilets provided with an adequate water supply shall be enclosed in separate compartments having a minimum width of four feet, and shall be provided for each sex in the ratio of one toilet for each eight units, or fraction thereof. Every male toilet room shall have one urinal for each 16 units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets.

(c) Separate bathing facilities for each sex shall be provided in the service building, with one shower, enclosed in a compartment at least four feet square, for each eight units, or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least 12 square feet.

(d) Laundry facilities shall be provided in the service building in the ratio of one double tray and one ironing board for each ten units or cabins.

(e) The accommodations required by this section shall be based on the total camp capacity according to accepted plans.

m Floors of toilets, showers and the laundry shall be of concrete, tile or similar material, impervious to water and easily cleaned and pitched to a floor drain.
(Code 1974, § 29-23)

Sec. 74-35. Office building required.

In every trailer camp there shall be an office building in which shall be located the office of the person in charge of the camp.
(Code 1974, § 29-24)

Sec. 74-36. General maintenance requirements.

The premises of every trailer camp, and every trailer located therein, shall be maintained in a sanitary, clean, orderly and safe condition and manner at all times.
(Code 1974, § 29-25)

Sec. 74-37. Garbage storage and collection.

Every unit in a trailer camp shall be provided with a garbage container or receptacle meeting the requirements of chapter 106, article IV, from which the contents shall be removed by the city garbage collection service.
(Code 1974, § 29-26)

Sec. 74-38. City fire protection facilities required.

No trailer camp shall be located within the limits of the city, unless city fire protection facilities are available.
(Code 1974, § 29-27)

Sec. 74-39. Fire extinguishers.

Hand fire extinguishers shall be provided in each trailer camp at locations approved by the fire department. There shall be at least one such extinguisher for each eight units, or fraction thereof, in the camp.
(Code 1974, § 29-28)

Sec. 74-40. Open fires prohibited.

The lighting of open fires on the premises of any trailer camp is prohibited.
(Code 1974, § 29-29)

Sec. 74-41. Animals running at large.

It shall be unlawful for any person to permit any dog, cat or other animal to run loose or at large within any trailer camp.
(Code 1974, § 29-30)

Sec. 74-42. Guest register.

(a) It is hereby made the duty of the attendant or person in charge of a trailer camp, and the licensee therefor, to keep at all times a register of all guests showing for all guests:

- (1) Names and addresses.
- (2) Dates of entrance and departure.
- (3) License numbers of all trailers and towing or other automobiles, and state issuing such licenses.
- (4) Place of last location and length of stay.

(b) The register required by this section shall be kept, at all times, in the trailer camp office. Such register shall be open, at all times, to inspection by state, federal and city officers.
(Code 1974, § 29-31)

Sec. 74-43. Reports to health officer of cases of communicable disease.

It shall be the duty of the licensee, manager or other person in charge of a trailer camp to report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.
(Code 1974, § 29-32)

Sec. 74-44. Duty of management to enforce article and report violations.

It shall be the duty of the manager or other person in charge of a trailer camp, and the person holding the license therefor, to see that the provisions of this article are complied with and enforced and to report promptly to the proper authorities any violations of this article or any other violations of law which may come to his attention. (Code 1974, § 29-33)

Sec. 74-45. Copy of article or original ordinance posted in office.

A copy of this article or of Ordinance No. 779, from which this article is derived, shall be posted in the office of each trailer camp. (Code 1974, § 29-34)

Secs. 74-46-74-55. Reserved.

DIVISION 2. LICENSE

Sec. 74-56. Required.

It shall be unlawful for any person to establish, operate, maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a trailer camp within the limits of the city without first having secured a license therefor from the city treasurer, granted and existing in compliance with the terms of this division. (Code 1974, § 29-41)

Sec. 74-57. Application generally.

Application for a license under this division or the renewal thereof shall be filed with the city treasurer on printed forms furnished by the treasurer. Such application shall include the name and address of the owner in fee of the land upon which the trailer camp is or will be located. If the fee is vested in some person other than the applicant, the application shall contain or be accompanied by a duly verified statement by that person that the applicant is authorized by him to construct or maintain the trailer camp and make the application. Such application shall also contain such a legal description of the premises upon which

the trailer camp is or will be located as will readily identify and definitely locate the premises. (Code 1974, § 29-42)

Sec. 74-58. Camp plan to accompany application.

The application for a license under this division or the renewal thereof shall be accompanied by four copies of the camp plan, showing the following, either existing or as proposed:

- (1) The extent and area used for trailer camp purposes.
 - (2) The roadways and driveways.
 - (3) The location of units for trailers.
 - (4) The location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by the occupants of the units.
 - (5) The method and plan of sewage disposal.
 - (6) The method and plan of garbage removal.
 - (7) The plan for water supply.
 - (8) The plan for electrical lighting of units.
- (Code 1974, § 29-43)

Sec. 74-59. Applicant's bond.

Each application for the issuance or renewal of a license under this division shall be accompanied by a bond in the sum of \$1,000.00 to guarantee that the applicant will comply with the terms of this article. (Code 1974, § 29-44)

Sec. 74-60. Fee.

The annual fee for a license under this division shall be \$5.00 for each unit in the trailer camp. Such fee shall be paid at the time of filing the application for the issuance or renewal of the license. (Code 1974, § 29-45)

Sec. 74-61. Favorable recommendation of city manager or favorable action by council prerequisite to issuance.

The city treasurer shall not issue a license under this division without the favorable recommendation of the city manager, or in case of an appeal from the denial under section 74-66, favorable action by the city council.
(Code 1974, § 29-46)

Sec. 74-62. Conveys no right to perform building, plumbing or electrical work.

Licenses issued under the terms of this division convey no right to erect any building, to do any plumbing work or to do any electrical work, and proper permits therefor must be obtained, as required by other ordinances of the city.
(Code 1974, § 29-47)

Sec. 74-63. Posting.

The license issued under this division shall be posted in the trailer camp office.
(Code 1974, § 29-48)

Sec. 74-64. Expiration and renewal.

A license issued under this division shall expire one year from the date of issuance, but may be renewed under the provisions of this division for additional periods of one year.
(Code 1974, § 29-49)

Sec. 74-65. Revocation generally.

The city manager is hereby authorized to revoke any license issued pursuant to the terms of this division, if after due investigation, he determines that the holder thereof has violated any of the provisions of this article.
(Code 1974, § 29-50)

Sec. 74-66. Appeals from issuance, denial or revocation.

(a) Any person aggrieved by the grant, denial, renewal or revocation of a license for a trailer camp under this division may file a written request for a hearing before the city council, within

ten days after such action. The city council may give notice of the hearing to other persons directly interested in the action in question. At such hearing, the city council shall determine whether the grant, denial, renewal or revocation of the license was in accordance with the provisions of this division and shall issue written findings of fact and conclusions of law and an order to carry out its findings and conclusions. These findings shall be filed with the city clerk and served by the city clerk upon all parties represented or appearing at the hearing.

(b) The owner of any property located within 300 feet of a trailer camp for which a license is issued under this division may appeal such issuance to the city council in accord with the provisions of subsection (a).
(Code 1974, § 29-51)

Chapters 75-77

RESERVED