

Ordinance No. 837

AN ORDINANCE to amend and reordain Chapter 32 of The Code of the City of Alexandria, Virginia, 1953, which said Chapter 32 relates to TRAILER PARKS AND CAMP SITES; establishes standards governing their construction, operation, and maintenance; and fixes penalties for violations.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Chapter 32 of The Code of the City of Alexandria, Virginia, 1953, be, and the same hereby is amended and reordained to read as follows:

CHAPTER 32 TRAILER COURTS

Sec. 32-1 DEFINITIONS

For the purposes of this chapter, the following words and phrases shall have the meaning ascribed to them in this section, unless otherwise expressly stated or the context clearly indicates a different intention.

DIRECTOR OF PUBLIC HEALTH. The legally designated Director of Public Health of the City of Alexandria, Virginia or his authorized representative.

PERMIT. A written permit issued by the Director of Public Health.

TRAILER COURT. Any plot of ground designed, maintained, intended or used for the purpose of supplying a location or accommodation upon which two or more trailer coaches may be located.

TRAILER COACH. A vehicle or structure designed and constructed in such manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons and designed in such manner that it is or may be mounted on wheels and used as a conveyance upon streets or highways, propelled or drawn by its own or other motive power.

DEPENDENT TRAILER COACH. A trailer coach which does not have a toilet and a bathtub or shower.

INDEPENDENT TRAILER COACH. A trailer coach that has a toilet and a bathtub or shower.

TRAILER COACH SPACE. A lot or plot of ground within a trailer court, designated for the location of one trailer coach.

SERVICE BUILDING. A building housing toilet facilities for men and women, with slop water closets and laundry facilities, and with separate bath or shower accommodations.

Sec. 32-2 PERMIT FOR OPERATION—REQUIRED

It shall be unlawful for any person to establish, construct, operate or maintain, or offer for use, any trailer court within the limits of the City of Alexandria, Virginia, unless he holds a valid permit issued by the Director of Public Health in the name of such person for the specific trailer court. The requirement that such a permit shall be obtained is in addition to any other permits or licenses, required by the Commonwealth of Virginia, The Code of the City of Alexandria, Virginia, the City Council or any department, board, agency, or commission of the City of Alexandria, Virginia.

Sec. 32-3 APPLICATION FOR PERMIT

Each application for a permit shall be filed with the Director of Public Health in writing, signed by the applicant, and shall contain the following:

- (a) The name and address of the applicant;
- (b) The location and legal description of the trailer court;
- (c) A complete plan of the trailer court, showing compliance with all applicable provisions of this chapter and regulations promulgated thereunder.
- (d) Such further information as may be requested by the Director of Public Health to enable him to determine that the proposed trailer court will comply with legal requirements.

A complete plan, for the purpose of obtaining a permit to be issued by the Director of Public Health, shall show:

- (a) The area and dimensions of the tract of land;
- (b) The number, location, and size of all trailer-coach spaces;
- (c) The location and width of roadways and walkways;
- (d) The location of service buildings and other proposed structures;
- (e) The location of water and sewer lines; and
- (f) Plans and specifications of all buildings and other improvements constructed or to be constructed within the trailer court.

Sec. 32-4 ISSUANCE OF PERMIT

The Director of Public Health shall issue a permit to an applicant upon compliance by the applicant with the provisions of this chapter and any regulations adopted pursuant thereto. Such permit shall be valid for a period of one year from the date of issuance unless sooner revoked or suspended. Permits may be renewed annually as specified by the Director of Public Health. No permit shall be transferable and any person holding such a permit shall give notice in writing to the Director of Public Health within twenty-four hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any trailer court. Such notice shall include the name and address of the person succeeding to the ownership or control of such trailer court.

Sec 32-5 SUSPENSION AND REVOCATION OF PERMITS

Whenever, upon inspection of any trailer court, the Director of Public Health find that conditions or practices exist which are in violation of any provision of this Chapter, or of any regulation adopted pursuant thereto, the Director of Public Health shall give notice in writing to the person to whom the permit was issued; and, unless such conditions or practices are corrected within a reasonable period of time to be determined by the Director of Public Health, the permit shall be suspended. At the end of such period, the Director of Public Health shall reinspect such trailer court and, if such conditions or practices have not been corrected, he shall give notice in writing to the person to whom the permit is issued that the

permit has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such trailer court.

Any person whose permit has been suspended, or who has received notice from the Director of Public Health that his permit will be suspended unless certain conditions or practices at the trailer court are corrected, may request and shall be granted a hearing on the matter before the City Board of Health, under the procedure hereinafter provided; but when no petition for such hearing shall have been filed within ten days following the day on which such permit was suspended, such permit shall be deemed to have been automatically revoked.

Sec. 32-6 NOTICES, HEARINGS, AND ORDERS

Whenever the Director of Public Health determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter, or of any regulation adopted pursuant thereto, he shall give notice of such alleged violation to the person or persons responsible therefore, as hereinafter provided,

Such notice shall:

- (a) Be put in writing;
- (b) Include a statement of the reasons for its issuance;
- (c) Allow a reasonable time for the performance of any act it requires.
- (d) Be served upon the owner or his agent, or the occupant, as the case may require: Provided, that such notice or order shall be deemed to have been properly served upon such owner or agent, or upon such occupant, when a copy thereof has been sent by registered mail to his last known address; or when a copy thereof has been posted in a conspicuous place in or about the dwelling affected by the notice; or when he has been served with such notice by any other method authorized or required by the laws of this State;
- (e) Contain an outline of remedial action, which, if taken will effect compliance with the provisions of this chapter, and with regulations adopted pursuant thereto.

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the City Board of Health; Provided, that such person shall file in the office of the Director of Public Health a written petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten days after the day the notice was served.

Upon receipt of such petition, the said Board of Health shall set a time and place for such hearing, and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard, and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten days after the day on which the petition was filed; Provided, that, upon application of the petitioner, the said Board may postpone the date of the hearing for a reasonable time beyond such ten-day period on his judgment that the petitioner has submitted a good and sufficient reason for such postponement.

After such hearings, the Director of Public Health shall sustain, modify, or withdraw the notice, depending upon the Board of Health's findings as to compliance or non-compliance with the provisions of this chapter, and of regulations adopted pursuant thereto. If the Director of Public Health should sustain or modify such notice, it shall be deemed to be an order. Any notice served pursuant to this chapter shall automatically become an order if a written petition for a hearing shall not have been filed in the office of the Director of Public Health within ten days after such notice was served. After a hearing in the case of any notice suspending any permit required by this chapter, or by any regulation adopted pursuant thereto, when such notice shall have been sustained by the Director of Public Health as the result of the Board of Health's findings, the permit shall be deemed to have been revoked. Any such permit which shall have been suspended by a notice shall be deemed to be automatically revoked if a petition for hearing shall not have been filed in the office of the Director of Public Health within ten days after such notice was served.

The proceedings at such hearing, including the findings and decision of the City Board of Health, shall be reduced to writing and entered as a matter of public record in the office of the Director of Public Health. Such record shall include, also, a copy of every notice or order issued in connection with the matter. Any person aggrieved by the decision of the City Board of Public Health may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this State.

Whenever the Director of Public Health finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency. Notwithstanding any other provisions of this chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately but, upon petition to the Director of Public Health, shall be afforded a hearing as soon as possible. After such hearing, depending upon his finding as to compliance or non-compliance with the provision of this chapter, and of regulations adopted pursuant thereto, have been complied with, the Director of Public Health shall continue such order in effect or modify it or revoke it as directed by the City Board of Health.

Sec. 32-7 INSPECTION OF TRAILER COURTS

The Director of Public Health is hereby authorized and directed to make inspections to determine the condition of trailer courts located within the City of Alexandria, Virginia, in order that he may perform his duty of safeguarding the health and safety of occupants of trailer courts and of the general public.

The Director of Public Health shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter, or of regulations promulgated thereunder.

The Department of Public Health shall have the power to inspect the register containing a record of all trailer coaches and occupants using the court.

It shall be the duty of the owners or occupants of trailer

courts and trailer coaches contained therein, or of the person in charge thereof, to give the Department of Public Health free access to such premises at reasonable times for the purpose of inspection.

It shall be the duty of every occupant of a trailer court to give the owner thereof or his agent or employee access to any part of such trailer court or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter, or with any lawful regulation adopted thereunder, or with any lawful order issued pursuant to the provisions of this chapter.

Sec. 32-8 LOCATION, SPACE, AND GENERAL LAYOUT

Each trailer court shall be provided with one or more service buildings, adequately equipped with approved flush-type toilet fixtures and dependent trailer coaches shall be parked not more than 200 feet from any such service building.

Each service building shall:

- (a) Be located 15 feet or more from any trailer-coach space;
- (b) Be of permanent construction and adequately lighted;
- (c) Be of moisture-resistant material, to permit frequent washing and cleaning;
- (d) Have all rooms well ventilated, with all openings effectively screened;
- (e) Have adequate heating facilities to maintain a temperature of 70°F. during cold weather, and to supply a minimum of three gallons of hot water per hour per coach space occupied by dependent trailer-coaches;
- (f) Have one slop-water sink supplied with hot and cold water in a separate room;
- (g) Have toilet facilities for females consisting of at least two (2) approved flush type toilets, however, a female type urinal, of approved design, may be substituted for one of these; one approved lavatory with hot and cold running water and one approved tub and shower combination, or shower with hot and cold running water; and in addition one of each of the just above named toilet facilities for each 10 dependent trailer-coaches;
- (h) Have toilet facilities for males consisting of at least one approved flush-type toilet, one approved urinal, one approved lavatory with hot and cold running water, and one approved bath tub or shower with hot and cold running water, and in addition one of each of the just above named toilet facilities for each 10 dependent trailer-coaches;
- (i) Have toilet facilities for males and females separated, if located in the same building, by a sound-resistant wall;
- (j) Have all shower-tub combinations or showers in separate compartments and all toilets in separate compartments;
- (k) Have laundry facilities consisting of one double laundry tub or approved automatic device in the ratio of one unit for each 20 trailer-coach spaces.

Each trailer coach space shall:

- (a) Contain a minimum of 1,000 square feet;
- (b) Be at least 25 feet wide;
- (c) Abut on a driveway or other clear area with unobstructed access to a public street;
- (d) Be clearly defined, and trailer coaches shall be parked in such spaces so that there will be a minimum of 15 feet between trailer coaches and so that no trailer coach will be less than 10 feet from the exterior boundary of the trailer court.

Sec. 32-9 WATER SUPPLY

An accessible, adequate, safe, and potable supply of water shall be provided in each trailer court, capable of furnishing a minimum of 125 gallons per day per trailer-coach space.

The water system of the trailer court shall be connected by pipes to all buildings and all trailer-coach spaces. All water piping shall be constructed and maintained in accordance with State and local law; the water piping system shall be connected with the public water supply system and shall not be connected with wells or non-potable or questionable water supplies, nor be subject to the hazards of backflow or backsiphonage.

Drinking fountains, when installed, shall be of type approved by the Health Department and shall be made available at suitable locations in the court for public use.

Individual water-service connections which are provided for direct use by trailer coaches shall be so constructed that they will not be damaged by the parking of such coaches. The trailer-court water system shall be adequate to provide a minimum of twenty pounds per square inch of pressure at all trailer-coach connections.

Sec. 32-10 SEWAGE DISPOSAL

All plumbing in the trailer court shall comply with State and local plumbing and sewage laws and regulations.

Each trailer-coach space shall be provided with at least a 3-inch sewer connection. The sewer connection shall be provided with suitable fittings, so that a watertight connection can be made between the trailer-coach drain and the sewer connection. Such individual coach connections shall be so constructed that they can be closed when not connected to a coach, and shall be trapped in such a manner as to maintain them in an odor-free condition.

Sewer lines shall be constructed with the approval of the health officer, and in accordance with the recommendations of such health officer. All sewer lines shall be adequately vented, and shall be laid with sufficient earth cover to prevent breakage from traffic. All trailer courts shall whenever public trunk line or lateral line sewer is available connect with such line.

Where the sewer lines of the trailer court cannot be connected to a sewer because it is not available, a sewage-treatment plant approved by the Director of Public Health shall be provided. The design of such sewage-treatment plant shall be based on the ultimate maximum capacity of the trailer court. Sewage-treatment plant effluents shall not be discharged into any

waters of the State or City without the approval of the Virginia Water Control Board. The disposal plant shall be located where it will not create a nuisance or health hazard to the court or to the owner or occupants of any adjacent property. The approval of the Director of Public Health shall be obtained on the type of treatment proposed and on the design of the disposal plant prior to construction.

Sec. 32-11 REFUSE DISPOSAL

The storage, collection, and disposal of refuse in the court shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards or air pollution.

All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located not more than 150 feet from any trailer-coach space. They shall be provided in sufficient number and capacity to prevent any refuse from overflowing.

Racks or holders shall be provided for all refuse containers. Such container racks or holders shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

All garbage shall be collected at least twice weekly. Rubbish shall be collected frequently enough to prevent it from overflowing available containers. Where suitable collection service is not available from municipal or private agencies, the trailer-court operation shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

Sec. 32-12 INSECT AND RODENT CONTROL

The Rodent Control Provisions of Chapter 23 of the Code of the City of Alexandria, Virginia, 1953, shall apply to trailer courts.

All breeding places for flies and mosquitoes shall be eliminated or effectively treated.

Sec. 32-13 ELECTRICITY

Each trailer-coach space shall be provided with a 110-volt electrical outlet and all electrical wiring and apparatus within a trailer court shall comply with the Commonwealth of Virginia and City of Alexandria laws and regulations.

Sec. 32-14 FIRE PREVENTION

All trailer courts shall be subject to the laws and regulations of the Commonwealth of Virginia and City of Alexandria, Virginia, concerning the prevention and control of fires and explosions.

Sec. 32-15 ALTERATIONS OR ADDITIONS

No permanent type alteration or addition, of any kind shall be built onto or become part of any trailer coach or trailer-coach space without first obtaining a permit from the Director of Public Health and the Building Inspector of the City.

Sec. 32-16 REMOVAL OF WHEELS

It shall be unlawful for any person owning or operating a trailer coach located in any trailer court to remove, cause to be removed or allow to be removed, the wheels from such

trailer coach or to otherwise fix it to the ground in a manner that would prevent ready removal of such trailer coach, except temporarily when necessary for repairs. Jacks or stabilizers may, however, be placed under the frame of the coach to prevent movement while the coach is parked or occupied.

Sec. 32-17 ANIMALS AND PETS

No owner, keeper, or person in charge of any dog, cat or other pet animal shall permit such animal to run at large within the limits of any trailer court and shall not keep any animal or pet so as to create a health hazard or nuisance..

Sec. 32-18 REGISTRATION OF OCCUPANTS

Every trailer-court owner or operator shall maintain a register containing a record of all trailer coaches and occupants using the trailer court. Such registration shall be available to any authorized person inspecting the court and shall be preserved for the period required by the Director of Public Health. Such register shall contain (1) the names and addresses of all trailer-coach occupants stopping in the court, (2) the make, model, and license number of each motor vehicle and trailer coach, (3) the state, territory, or county issuing the trailer license, and (4) the dates of arrival and departure of each trailer coach.

Sec. 32-19 REPORTING OF COMMUNICABLE DISEASES

Every owner, operator, attendant, or other person operating a trailer court shall notify the local health officer immediately of any suspected communicable or contagious disease within the trailer court. In the case of diseases diagnosed by a physician as quarantinable, such owner, operator, attendant or other person operating a trailer court shall not permit the departure of a trailer coach or its occupants, or the removal therefrom of clothing or other articles which have been exposed to infection, without approval of the Director of Public Health.

Sec. 32-20 ADOPTION OF REGULATIONS BY DIRECTOR OF PUBLIC HEALTH

The Director of Public Health is hereby authorized to make and, after public hearing before the City Board of Health, to adopt such written regulations as may be necessary for the proper enforcement of the provisions of this chapter; provided any such regulations shall not be in conflict with the provisions of this chapter. Any such regulations shall have the same force and effect as the provisions of this chapter, and the penalty for violation of the provisions of such regulations shall be the same as the penalty for violation of the provisions of this chapter.

Section 2. That this ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

MARSHALL J. BEVERLEY,
Mayor

Final Passage: November 23, 1954