

TITLE SIX – Housing
Chap. 1460. House Trailers.

CHAPTER 1460
House Trailers

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CROSS REFERENCES

Location outside licensed parks - see M.C.L.A. Secs. 125.741 et seq.
 Uniform Mobile Homes Warranty Act - see M.C.L.A. Secs. 125.991 et seq.
 Mobile Home Park Act - see M.C.L.A. Secs. 125.1001 et seq.
 Mobile Home Commission Act - see M.C.L.A. Secs. 125.1101 et seq.
 Mobile homes - see P. & Z. 1278.01

1460.01 DEFINITIONS.

As used in this chapter:

- (a) A "lot" is a piece or parcel of land occupied or to be occupied by a building, structure or use and its accessory building, structure or use, or by any other activity permitted thereon, and including the open spaces not occupied by buildings or other activity. A lot may or may not be a lot existing of record.
- (b) A "trailer coach" is any vehicle, whether self-propelled or drawn by another vehicle, used and maintained for use, or originally designed and intended for use, as a conveyance upon the streets and highways, and so designed, constructed or modified as to permit occupancy thereof as a dwelling or sleeping place for one or more persons.

- (c) A "trailer coach park" is defined in Act 143 of the Public Acts of 1939, as amended.
(1957 Code, Ch. 5021, §1)

1460.02 PROHIBITED PARKING AND USE.

(a) No person shall park or cause to be parked any trailer coach on any street, alley, highway or other public place in the City between the hours of 9:00 p.m. and 6:00 a.m. of the following day (according to the Standard Time adopted in the City), except as herein provided.

(b) No trailer coach shall at any time be parked on any lot within the front yard, side yard or rear yard area, except as herein provided.

(c) No trailer coach shall be used or occupied unless there is a clear unoccupied space of at least ten feet on each side thereof, twenty-five feet in front thereof, and thirty-five feet in the rear thereof.

(d) No more than one trailer coach shall be used or occupied on any lot. No more than one trailer coach shall be used or occupied on the premises upon which any dwelling is located.

(e) No person shall park or permit the parking of any occupied trailer coach, or use or occupy, or permit the use or occupancy of, any trailer coach on any lot, site or tract of land within the City, not licensed as a trailer coach park, except as provided in this chapter.

(f) No person shall use or occupy a trailer coach, or permit the use and occupancy thereof, for a period in excess of two weeks, without obtaining a permit therefor in the manner hereinafter prescribed.
(1957 Code, Ch. 5021, §2)

1460.03 WASTE AND GARBAGE DISPOSAL.

No owner or occupant of a trailer coach shall deposit or drain any wastewater, liquid waste, sewage or garbage of any kind from such trailer coach upon the ground or upon any paved area. Each trailer coach shall be equipped with a tight metal container for the disposal of waste and garbage.

No person shall use or occupy a trailer coach, or permit the use and occupancy thereof, on any lot, piece or parcel of land within the City, unless the occupant or occupants thereof shall have free access to toilet and bathroom facilities, the drainage from which shall be approved by, or be in conformity with, regulations of the State Department of Health.
(1957 Code, Ch. 5021, §3)

1460.04 PERMITS.

Subject to the restrictions of this chapter, any person may use and occupy a trailer coach for a period not in excess of two weeks without a permit therefor. Thereafter the owner or occupant of such trailer coach shall make application to the City Clerk for a permit on forms to be provided by the Clerk for that purpose. When any application shall be made as herein provided, the Clerk shall forthwith inspect or cause an inspection to be made of such trailer coach and the site upon which it is located to determine whether proper water, sewage and waste facilities are available; whether this chapter and the regulations of the Department of Health are complied with; whether electrical and plumbing codes are complied with; and whether the use and occupancy of the proposed site violates any of the prohibitions of this chapter. In the discharge of the duties of inspection herein provided for, the Clerk shall have authority to require the advice or assistance of other City officers. If it shall appear to the Clerk that such permit should not be granted for any of the reasons set forth in this section, the Clerk shall present the application for the permit, together with a report of his or her inspection, at the next regular meeting of the Council, and said Council shall proceed to examine the same and to determine whether or not such application for a permit should be granted. If the Council shall determine that such application should be granted, the Clerk shall thereupon issue a permit authorizing the use and occupancy of the site applied for. Concurrently with the issuance of the permit, a sign or placard, in such form as may be determined by the Clerk, shall be issued to the applicant, which sign or placard shall indicate the period for which the permit is effective. Such sign or placard shall be placed in a conspicuous place on or in such trailer coach and shall be visible from the outside thereof. Such permit shall not be transferable to any other person or site.

(1957 Code, Ch. 5021, §4)

1460.05 PERMIT FEES.

If the application shall be approved, the applicant shall pay to the City Clerk the sum of two hundred fifty dollars (\$250.00), which shall authorize the use and occupancy of such site for a period of one year following the date of issuance of the permit. Such sum is hereby declared to be the reasonable cost of administering applications for permits, and the inspection of the trailer coach, the site and the facilities, as hereinbefore provided. In the event that the trailer coach is removed prior to the expiration of six months after the date of issuance of the permit and the payment of the fee, one-half of such permit fee shall be refunded to the permit holder, upon surrender of the permit to the Clerk. All fees received by the Clerk as herein provided shall be paid and credited to the City.

1460.06 PERMIT REVOCATION.

Any violation of any of the provisions of this chapter, or of any laws or ordinances relating to public health, or of any applicable ordinances or regulations relating to electricity or plumbing, shall constitute reasons or grounds for a revocation of the permit. For the purpose of enforcing this chapter, the law enforcement agencies of the City shall have authority to enter upon and inspect at any reasonable time any trailer coach or the site upon which it is parked, used or occupied to determine whether the provisions of this chapter and the laws, ordinances and regulations mentioned in this chapter are being complied with. If at any time during the period of such permit it shall appear to the Council that a violation of any of the provisions of this chapter or of the applicable laws, rules and regulations governing public health and safety exists, the Council shall cause written notice to be served upon the holder of the permit, and upon the owner of the lot or site whereon said trailer coach is parked, setting forth specifically the nature of the violation, and the time within which the same may be corrected, which time shall not exceed thirty days in any case. At the expiration of the time stated in such notice for the correction of the violation, the Council shall inspect said trailer coach and the premises upon which it rests, or cause the same to be inspected by the Clerk or by a duly authorized law enforcement officer of the City, and if the violation has been corrected such permit shall remain in full force. If such violation has not been corrected, then the Council shall serve, or cause to be served, upon such permit holder, a Notice of Revocation, and thereafter the holder of such permit shall be liable to the penalty hereinafter provided for violations of this chapter, and each day that such violation shall continue shall be deemed a separate offense.

(1957 Code, Ch. 5021, §6)

1460.07 REMOVAL OF WHEELS AND TIRES; AFFIXING TO REAL ESTATE.

No person shall remove or cause to be removed the wheels or tires from any trailer coach, except for the purpose of repair, nor shall any person elevate, block or stabilize any trailer coach other than with the jacks or devices which are necessary to and a part of such trailer coach. No person shall place or stabilize any trailer coach upon a permanent foundation, or convert the same into a dwelling house or otherwise affix the same to the real estate, provided, however, that this prohibition shall not apply to trailer coaches already placed or stabilized upon a permanent foundation, or converted into a dwelling house affixed to the real estate, on the effective date of this chapter, and provided, further, that such non-conforming use shall be subject to the provisions of Act 167 of the Public Acts of 1917, as amended, being the Housing Law of the State of Michigan, and to the provisions of any other applicable laws or ordinances. (1957 Code, Ch. 5021, §7)

1460.08 OCCUPANCY LIMIT.

No trailer coach shall be occupied for sleeping purposes by a greater number of persons than said vehicle is designed and arranged to accommodate.

(1957 Code, Ch. 5021, §8)

1460.09 APPLICABILITY OF HOUSING LAW.

Any trailer coach occupied or used as a dwelling and not duly licensed as a vehicle by the Secretary of State, or by an equivalent official of this State, or of the state of residence of the owner, shall be subject to Act 167 of the Public Act of 1917, as amended, being the Housing Law of the State of Michigan.

(1957 Code, Ch. 5021, §9)

1460.10 RETROACTIVITY.

The provisions of this chapter, with the exception set forth in Section 1060.07, shall be applicable to all trailer coaches used, occupied, located or parked within the City prior to the effective date of this chapter.

(1957 Code, Ch. 5021, §10)

1460.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 of the Administration Code for the general Code penalty if no specific penalty is provided.)