

CHAPTER 22.

TRAILER CAMPS AND MOBILE HOME PARKS.

(For state law as to licensing of trailer camps by political subdivisions, see Code of Va., §§ 35-64.1 to 35-64.6.)

- § 22-1. Definitions.
- § 22-2. License prerequisite to operation.
- § 22-3. Application of license.
- § 22-4. License fees.
- § 22-5. Regulation of parking of trailers.
 - § 22-5.1. Regulation of parking of mobile offices.
 - § 22-5.2. Zoning Ordinance, etc., Controlling.
 - § 22-5.3. Mobile Home Parks.
- § 22-6. Penalty for violation of chapter.

Sec. 22-1. Definitions.

For the purposes of this chapter, the following words and terms shall have the meanings respectively ascribed to them by this section:

MOBILE OFFICE. An office on wheels, so designed and so constructed as to permit occupancy thereof as a temporary office used or intended for use during the erection of a structure on the same lot occupied by the mobile office.

MOBILE HOME PARK. Any area of five acres or more designed to accommodate twenty-five (25) or more mobile homes intended for immediate residential use where residence is in mobile homes exclusively. A mobile home park may include a rental office but may not include mobile home sales.

TRAILER. The word "trailer" shall be taken to mean any vehicle, designed, used or maintained for use as a conveyance upon highways, so designed and so constructed as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons.

TRAILER CAMP. The term "trailer camp" shall be taken to mean any site, lot, field or tract of land upon which is located one or more trailers or which is held out for the location of any trailer, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such park or camp.

TRAILER LOT. The term "trailer lot" shall be taken to mean a unit of land, in a trailer camp, used, or intended to be used, by one trailer.

Sec. 22-2. License prerequisite to operation.

It shall be unlawful for any person to operate or conduct any trailer camp within the limits of the municipality unless such person shall first obtain a license therefor from the municipal treasurer.

Sec. 22-3. Application for license.

Any person desiring a license as required in section 22-2 shall file an application therefor with the municipal treasurer. Such application shall be in writing, signed by the applicant, and shall include the following:

- (1) The name and address of the applicant.
- (2) The location of the proposed trailer camp.
- (3) A complete plat plan of the proposed trailer camp, setting forth the trailer lots therein.

Sec. 22-4. License fees.

An annual license fee, as provided in section 21-35, shall be paid by the operator or owner of the trailer camp in question. Such annual license fee shall be payable to the municipal treasurer on or before July first of each year, in one payment, but such license fee shall not be considered in default unless such default continues to August first of each year; provided, however, that any trailer camp established on or before January first of the tax year shall be subject to a full year's fee, and any established after January first of the tax year shall pay one-half of the annual fee.

Sec. 22-5. Regulation of parking of trailers.

It shall be unlawful within the limits of the municipality for any person to park any trailer on any street, alley, highway or other public place in the municipality, except in a trailer camp for which the operator thereof has obtained a license in accordance with the provisions of this chapter, except, however, that one trailer may be parked or stored in an improved enclosed garage or accessory building, or any lot or plot of land; provided, however, that no living quarters shall be maintained or any business practiced therein while such trailer is so parked or stored.

Sec. 22-5.1. Regulation of parking of mobile offices.

It shall be unlawful within the limits of the municipality for any person to park a mobile office on any street, alley, highway or other public place in the municipality, except on a lot where a building or structure is being erected, and where the use thereof is pertinent and necessary to the construction of such building or structure; provided, however, that no living quarters shall be maintained. A permit may be issued by the town mayor for a period not to exceed twelve months. Such permit may be extended by the town mayor for further periods not to exceed twelve months each. If the mobile office is to be connected to town water and sewer, a permit is to be acquired and fees paid to the town. If, at the end of construction, the connections are not to be used for the permanent structure, the applicant shall be responsible for returning such connections to their original form.

Sec. 22-5.2. Zoning Ordinance, etc., Controlling.

Nothing in this Chapter shall be construed to repeal or revise any provision of the Zoning, Subdivision, or planning Ordinances of the municipality.

Sec. 22-5.3. Mobile Home Parks.

Mobile Home Parks shall not be permitted in the municipality except as provided in the Zoning Ordinance of the municipality. (See sections 2-48, 2-49 and 8-7 of the Zoning Ordinance.)

Sec. 22-6. Penalty for violation of chapter.

Any person violating this chapter shall be fined not less than fifty dollars nor more than five hundred dollars for each offense.