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Chapter 218 Trailer Parks

[HISTORY: Adopted by the City Council of the City of Saratoga Spring as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

General penalty — See Ch. 1, Art. III.

Zoning — See Ch. 240.

Article I Coach Parks

[Adopted as Ch. 121, Art. I, of the 1970 Code]

§ 218-1 Definitions.

As used in this article, the following terms shall have the meanings indicated:

COACH PARK

Any site, lot, field or tract of ground upon which five or more trailer coaches are placed, except for sale, and shall include any building, tent, vehicle or enclosure used or intended to be used as part of the equipment of such park.

PARK UNIT

A lot or plot of ground in any coach park of definite size and clearly indicated by the corner markers which shall be assigned to one trailer coach or tow car.

TRAILER COACH

Any vehicle designed for use or capable of being used as a dwelling or sleeping quarters for one or more persons, whether propelled by its own power or the power of another vehicle to which it may be attached.

§ 218-2 Enforcement.

It shall be the duty of the Department of Public Safety to enforce all of the provisions of this article, and, for the purpose of securing enforcement thereof, the Health Officer or any of his duly authorized representatives shall have the right and is hereby empowered to enter upon the premises of any coach park now operating or which may hereafter be operated within the City of Saratoga Springs, New York, to inspect the same and all accommodations connected therewith.

§ 218-3 License required; application; fees.

[Amended 4-4-1994 by L.L. No. 1-1994]

- A. No person, firm or corporation, being the owner or occupant of any land in the City of Saratoga Springs, shall use or permit the use of said land as a coach park without a license therefor as hereinafter provided.

B. The application for each park license shall be in writing and signed by the applicant. It shall state:

- (1) The name and address of the applicant.
- (2) The name and address of the owner of the property.
- (3) The description of the premises, including a drawing or sketch showing the layout and location of all units, buildings, boundaries, landmarks and lot numbers.

C. The application shall be filed with the Commissioner of Accounts, who will transmit it to the Department of Public Safety for action.

D. It shall be the duty of the Department of Public Safety to act promptly on all applications and return the same to the Commissioner of Accounts, who will issue a license if approved or notify the applicant if disapproved and the reason therefor.

E. The applicant for a coach park license shall, at the time of issuance of such license, pay to the Commissioner of Accounts an annual fee [of \$10] plus an additional fee [\$10] per unit/lot [fee].

F. All applications for renewal of a license will contain all the information outlined above.

G. Fees shall be established from time to time by the City Council for the licensure of Special Livery Vehicles and Special Livery Drivers' Licenses. A schedule of all such fees will be available for review in the Office of the City Clerk and on the City's website

H. Payment of the applicable fees under this section shall be due upon filing or renewal of the application.

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§ 218-4 **Park plan.**

- A. The coach park shall be laid out so that no unit will be more than 300 feet from the toilets and service buildings provided for herein.
- B. Each park will be subdivided into rectangular-shaped units at least 60 feet by 80 feet, clearly marked and numbered and so arranged that they are accessible to a well kept roadway.
- C. Each coach unit shall be furnished with an electric service outlet conveniently located and equipped with an externally operated switch or fuse block of capacity ample to meet the demands of the electrical equipment used in the coach. Aerial service lines shall be at least 12 feet off the ground. Lead lines shall be at least seven feet off the ground or buried.

§ 218-5 **Water supply.**

- A. An adequate year-round supply of pure water approved by the State Department of Health shall be provided in convenient locations in the park.
- B. No common drinking vessel shall be provided.

§ 218-6 **Wastewater disposal.**

- A. Wastes from showers, toilets and laundries shall be wasted into a municipal sewage system where available; where not available, into a private disposal plant or septic tank system approved by the State Department of Health.
- B. All coach kitchen sinks, washbasins, lavatories, baths or shower drains located in any coach park shall empty into an approved receptacle or disposal system. It shall be the duty of the park operator to keep

such systems in good operating condition at all times so that they create neither a nuisance nor menace to health. Sewer connections in unoccupied units will be closed to prevent odors. No water or waste will be allowed to fall on the ground from a trailer coach.

§ 218-7 Rubbish disposal.

Each coach park shall be provided with substantial flytight metal garbage containers from which the contents shall be removed at least once each week by the park operators. Containers shall be kept in a sanitary condition and covers kept on at all times.

§ 218-8 Sanitary facilities.

- A. There shall be provided separate toilet rooms for each sex. Flush toilets provided with an adequate water supply shall be enclosed in separate compartments and be of standard construction and design and shall be provided for each sex in the ratio of one toilet for each 10 units or fraction thereof. As an alternate, each male toilet room may have one flush urinal and one flush toilet for each 20 park units or fraction thereof.
- B. Toilet rooms shall contain lavatories in the ratio of one lavatory to every two or less water closets.

§ 218-9 Records; inspections.

A. Each operator of a coach park shall keep a record of all guests noting:

- (1) The name and address of each occupant.
- (2) The license numbers of all units.
- (3) The state issuing such license.
- (4) The date of departure of guests.

B. The park shall keep the registry available for inspection at any time by any authorized person and shall not destroy such a registry before the expiration of 12 months from the date of registration.

§ 218-10 Revocation of license.

If, upon inspection by the Department of Public Safety, the Health Officer or his representative, it is found that the park is not being maintained in a clean and sanitary condition or is not being conducted in accordance with the provisions of this article, the Department of Public Safety may revoke the license subject to a hearing before the Health Officer.

§ 218-11 Penalties for offenses.

[Amended 4-4-1994 by L.L. No. 1-1994]

Every agent, engineer, builder, contractor, owner, tenant or other person who commences, takes part in or assists in any violation hereof or who constructs, maintains or uses any building, structure or premises by which any provision of this article is violated shall be guilty of a misdemeanor and shall be punishable as set forth in Chapter I, General Provisions, Article III, of this Code for each violation thereof. Each day that a violation of this article is committed or is permitted to exist shall constitute a separate offense.

Article II
Placement Within Tax Districts

[Adopted as Ch. 121, Art. II, of the 1970 Code]

§ 218-12 Approval required.

[Amended 7-27-1981]

No person, firm or corporation shall occupy as a place or residence or business any automobile trailer or other type of mobile home in the Inside Tax District and that portion of the Outside Tax District for a period longer than two hours unless such automobile trailer or mobile home is located in a coach park approved by the Department of Public Safety.

§ 218-13 Definitions.

As used in this article, the following terms shall have the meanings indicated:

AUTOMOBILE TRAILER or MOBILE HOME

Any vehicle used or designed to be used for business, residence or sleeping quarters, arranged to be movable and propelled either by its own power or the power of another power-driven source or vehicle to which it may be attached.

COACH PARK

Any site, lot, field or tract of ground upon which five or more automobile trailers or mobile homes may be placed, except for sale, and shall include any building, tent, vehicle or enclosure used or intended to be used as part of the equipment of such park.

§ 218-14 Foundations.

Any automobile trailer or mobile home now located in this City and being used for business, residence or sleeping quarters must have its wheels removed and be placed on a permanent foundation and connected to the City sewer and water systems or connected with the sewer system or a septic tank and an approved water supply and comply in all respects with the requirements of the Building and Plumbing Codes of the City of Saratoga Springs within 60 days from the adoption of this article or must be removed from the premises where they are now located.

§ 218-15 Exemptions.

[Amended 5-19-2020]

The provisions of §§ **218-12** and **218-14** of this article shall not apply to a trailer used exclusively as a contractor's office, placed upon premises during the period of actual construction on said premises, nor to temporary dwellings used by farm workers, when such dwellings are placed on active farmland within a New York State established agricultural district. All such temporary dwellings shall remain subject to the authority of the Zoning and Building Inspector, or such other official as may be designated by the City for that purpose.

§ 218-16 Construal of provisions.

Nothing in this article contained shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred or any cause or causes of action accrued or existing under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired or affected by this article.

§ 218-17 Enforcement; penalties for offenses.

[Amended 7-27-1981]

- A. It shall be the duty of the Department of Public Safety to enforce the provisions of this article.
- B. Any person found guilty of violating any provision of this article shall be subject to the penalties set forth in Chapter **I**, General Provisions, Article **III**, of this Code. Every such violation shall constitute a separate offense and be punishable as such hereunder. **[Amended 4-4-1994 by L.L. No. 1-1994]**