

TRAILER PARK ORDINANCEAdopted February 8, 1961*Amended
3/10/93*SECTION 1 -- Definitions:

- A. "Person" includes individuals, partnerships, corporations, owners, lessees, licensees, and the agents of each of them.
- B. "Licensee" shall be deemed to be any person or persons, firm or corporation receiving a license to conduct, operate, or maintain a mobilehome or trailer park or individual mobilhome, or trailer, as the case may be.
- C. "Licensing Authority" means the Town Council of the Town of West Greenwich, Rhode Island.
- D. "Mobilhome" shall be deemed to be a unit or any vehicle used for sleeping or living quarters, permanent or temporary, which is equipped with running water, bath facilities, flush toilet, and appropriate sanitary conditions.
- E. "Trailer" shall mean any house, car, or automobile trailer, other than a mobile home, used for or adaptable for use as living quarters, permanent or temporary.
- F. "Mobilehome Part or Trailer Park" shall mean privately owned land upon which two or more mobilehomes or trailers are or are intended to be used and occupied as sleeping or living quarters, permanent or temporary.
- G. "Collector" means the Tax Collector of the Town of West Greenwich, Rhode Island.
- H. "Health Officer" means the duly appointed health officer of the Town of West Greenwich, Rhode Island, or his deputy.

SECTION 2 -- License Required for Mobilehome Parks or Trailer Parks:

- A. No person shall maintain or operate a mobilehome park or trailer park without having first obtained a license from the Licensing Authority. These regulations shall apply forthwith to all existing mobilehome parks or trailer parks; provided, however, that the Licensing Authority shall upon application grant such extension of time or waive such requirements (other than the Sanitary Requirements) as may in its judgment be required by the specific circumstances.

SECTION 3 -- The following are requirements for a Mobilehome Park or Trailer Park License:

- A. Name and address of applicant; and name and address of real party in interest if other than applicant.
- B. A plot plan made by a licensed surveyor under seal showing the site of the mobilehome park or trailer park, roads, location, size, shape and identification number of the mobilehome or trailer lots or spaces, locations of sanitary provisions and the name of abutting property owners according to the records of the board of Tax Assessors for the Town of West Greenwich, Rhode Island.
- C. Certificate of approval of the Health Officer as to compliance with the sanitary requirements set forth.

- D. The initial fee for a permit for a mobilehome park or trailer park shall be one hundred (100) dollars payable to the Town of West Greenwich, Rhode Island, Any renewal of such permit thereafter shall be twenty-five (25) dollars per year.
- E. Proof of ownership, option, or valid lease of the premises to be used as a mobilehome park or trailer park.
- F. Written opinion of the Planning Board of the Town of West Greenwich, Rhode Island.
- G. No original license for a mobilehome park or trailer park shall be granted or issued until a public hearing advertised at least once a week for three successive weeks in a public newspaper with wide distribution in West Greenwich shall be held by the Licensing Authority.

SECTION 4 -- General Requirements for Operation of a Mobilehome Park or Trailer Park:

- A. The park shall be located on a site graded to ensure drainage of surface and subsurface water, sewerage, and freedom from stagnant pools.
- B. A minimum lot size of 10,000 square feet shall be provided for each mobilehome or trailer lot or space, the width of said lot being not less than 100 feet.
- C. There shall be a minimum of 10 feet clearance between each mobilehome or trailer and the lot boundary line.
- D. All mobilehome or trailer lots shall abut on a roadway of not less than 40 feet width where off-road parking is provided or 50 feet where no off-road parking is provided.
- E. All roads within the park shall be well drained, provided with gravel or hard surface, and shall be maintained in good condition by the owner or licensees of the mobilehome park or trailer park.
- F. No mobilehome or trailer shall be located closer than 25 feet from the nearest boundary of the traveled portion of any public highway.
- G. Street lights of not less than lumens each shall be installed at intervals of not more than feet apart.

SECTION 5 -- Sanitary Requirements for Operation of Mobilehome Park or Trailer Park:

- A. An adequate and potable supply of water with a minimum of 40 lbs. per square inch pressure at all times, shall be provided for each mobilehome or trailer space or lot. The water source shall be capable of producing 300 gallons of potable water per mobilehome or trailer lot per day from a source approved by the State of Rhode Island.
- B. No part of the sewerage disposal leaching field system shall be located within 150 feet of any mobilehome or trailer park well water supply.
- C. Where the sewer lines of a mobilehome park or trailer park are not connected to a public sewer, the means of disposal of all sewerage must be approved by the State Board of Health.
- D. Licensees shall furnish at least one refuse can with tight-fitting cover for each occupied mobilehome or trailer lot and use any approved collection method in accordance with the State Health Sanitation Laws. Refuse shall be collected and removed regularly and in such manner that no nuisance shall be maintained. It shall be the responsibility of each licensee to maintain proper sanitary conditions with respect to waste and refuse disposal.

SECTION 6 -- Registration of Mobilehomes or Trailers:

- A. Each licensee shall keep a register in which the following information shall be recorded forthwith upon the letting of each mobilehome or trailer lot. Such information shall be furnished on request of the Town Clerk or Police authority.
1. Full name of mobilehome or trailer owner
 2. Make, model, size, serial number, year of manufacture of mobilehome or trailer
 3. State in which registered and registration number, if any
 4. Date of arrival and date of departure
- B. Each licensee shall keep or cause to be kept, for taxation purposes, the following information: The name of the state and the registration or license number of each vehicle; the make, year, length, serial and license number of each mobilehome or trailer stationed, maintained, occupied or registered at the mobilehome park or trailer park on the thirty-first of December of each year. Such information shall be filed with the Board of Tax Assessors of the Town of West Greenwich, Rhode Island, between January 1 and January 10 in each year.

SECTION 7 -- Penalties for Violations:

Any person who shall violate any provision of this ordinance shall upon conviction be fined not more than twenty-five (\$25.00) dollars for each offence. Each day said violation shall continue beyond seven days from original conviction by the Town Council of said violation shall be deemed a separate and distinct offence. Continued violation of any provision of this ordinance shall constitute grounds for licensing authority revocation of license.

SECTION 8 -- Separability:

If any clause, provision, or requirement of this ordinance shall be declared invalid, such action shall not affect the validity of any other clause, provision, or requirement hereof.

SECTION 9 -- Existing Land Area Requirements:

The provisions of Sections 3 and 4, except Articles 3A and 3D, shall not apply to any mobilehome or trailer site located within the Town of West Greenwich, Rhode Island, prior to the effective dates of this ordinance.

SECTION 10 -- Fire Protection in Trailer Courts:

- A. Approval of Trailer Court Location. Trailer courts shall have access to a public street or road by directly abutting thereon or by means of a private road(s) suitable for access by local fire fighting apparatus.
- B. Access to Public Streets. Trailer courts shall have access to a public street or road by directly abutting thereon or by means of a private hard-surfaced road not less than 40 feet wide.

- C. Roadways in Trailer Courts. Trailer courts shall have road(s) suitable for access by local fire department apparatus which road(s) will permit the fire department apparatus to approach within 200 feet of any part of a trailer.
- D. Clearance. Trailers shall be so located within the trailer court that a spacing of at least 20 feet is maintained between trailers, together with their additions and appurtenances and from permanent structures or buildings.

SECTION 11 -- Instructions to Court Personnel and Tenants:

- A. Fire Fighting Instruction. The trailer court operator shall be responsible for the instruction of his staff in the use of the court fire protection equipment and in their specific duties in the event of fire.
- B. Fire Safety Program for Tenants. The rules and regulations -- fire safety of the court -- shall be conspicuously posted.

SECTION 12 -- Electrical Equipment and Systems:

- A. Approval and Installation. All electrical systems and equipment shall be of an approved type and installed in accordance with the provisions of the National Electrical Code in so far as applicable with exceptions noted.
- B. Court Electrical Supply. The electrical supply facilities of the trailer court shall have adequate capacity to serve the maximum connected load, subject to a demand factor determined by inspection authority having jurisdiction.
- C. Trailer Electrical Supply. The trailer court operator shall provide facilities for electrical supply to each trailer, with readily accessible means of disconnecting the electrical supply. The trailer court operator should provide for each trailer a grounding type supply receptacle, provided with appropriate fuses or circuit breakers. Electrical connection between electrical supply and the trailer shall be made only under the supervision of the court operator.
- D. Grounding. When the requirements of Section C do not accomplish the proper grounding of the trailers a ground connection shall be provided, with clamps or other facilities for connection between ground and the body of the trailer if of metal. Such ground connection shall be a minimum of No. 8 stranded copper conductor or its equivalent, and shall be connected to a metallic water pipe or other approved ground in accordance with the National Electrical Code. Such ground connection shall be made before connecting the electrical supply, and shall be kept in place at all times while the electrical supply is connected.
- E. Electrical Disconnection. Adequate arrangement shall be made to assure that both electrical supply and ground connections will be discontinued before the trailer is moved.

SECTION 13 -- Storage and Handling of Liquefied Petroleum Gases:

- A. Container filling. When such service is provided, the liquefied petroleum gas container shall be filled at a properly equipped container filling plant or from a tank truck, both complying with the applicable requirements of the NFPA Standard No. 58, Storage and Handling of Liquefied Petroleum Gases.

- B. Location of Filling Plant. Such filling plant may be located in the trailer court provided that the entire operation, including the storage container, is located not less than 50 feet from the nearest trailer, important buildings, or group of buildings, or line of adjoining property which may be built upon, and not less than 25 feet from any public street or highway. Such filling plant and storage containers shall be enclosed by six-foot industrial type fencing or otherwise protected from tampering or physical damage. The access to the enclosed area shall be kept locked when unattended.
- C. Filling from Tank Truck. containers installed at the trailer may be filled at that location by a tank truck. When containers are accumulated at the tank truck for charging, such charging shall not be done within 50 feet of the nearest building, trailer, or group of buildings nor within 25 feet of public streets or highways. Private streets, roads or rights of way shall not be classed as public streets or highways. No vapor or liquid shall be vented to the atmosphere during the filling operation. The container filling operation shall only be performed by qualified personnel.

SECTION 14 -- Storage and Handling of Flammable Liquids:

- A. Applicable Standards. In courts where gasoline, fuel oil, or other flammable liquids are stored and dispensed, their handling and storage shall comply with NFPA No. 30, Code for Flammable Liquids.

SECTION 15 -- Fire Protection of Trailer Courts:

- A. Access to Trailers for Fire fighting. Approaches to all trailers shall be kept clear for fire fighting. Conductors of overhead wiring systems shall have a clearance of not less than 18 feet above trailer court roadways.
- B. Fire Alarms. Provisions shall be made for giving an alarm in case of fire.
- C. Fire Alarm Boxes. Where the services of a fire department are available to the trailer court, approved fire alarm box(es) or approved telephone facilities or other approved methods shall be provided and shall be readily accessible at all times. Where such fire department services are not available, approved local fire alarm facilities shall be made for giving an alarm.
- D. Tenant Instruction. It shall be the responsibility of the trailer court operator to inform all tenants about means for summoning fire apparatus, police department, and court employees.
- E. Portable Fire Appliances. Approved facilities shall be provided for fighting fires in ordinary combustible materials (class A), readily accessible to all trailer occupants. in readily visible locations. Such facilities may consist of Class A extinguishers (soda-acid, pump tank, anti-freeze) in accordance with NFPA Standard No. 10, Installation, Maintenance and Use of Portable Fire Extinguishers, so located that it will not be necessary to travel more than 100 feet from any trailer to reach the nearest extinguisher, or may consist of garden hose of a type usable in all weather, permanently attached or in cabinets immediately adjacent to the hose connection, so located that any part of the trailer may be reached with a garden hose stream.
- F. Extinguisher Spacing. One or more approved extinguishers of a type suitable for flammable liquid or electrical fires (Class B. and Class C) in accordance with NFPA Standard No. 10, Portable Fire Extinguishers, (carbon dioxide or dry chemical) shall be so located that it will not be necessary to travel more than 100 feet to reach the nearest extinguisher.

- G. Care of Fire Appliances. Appropriate arrangements shall be made to prevent freezing of fire fighting equipment in any area subject to freezing.

SECTION 16 -- Rubbish, Brush and Weed Removal:

- A. Incinerators. The court operator shall provide an adequate system of collection and safe disposal of rubbish. Incinerators, when provided, shall be in accordance with NFPA No. 82, Standard on Incinerators.
- B. Removal of Brush and Weeds. The court operator shall maintain the entire area of the court free of dry brush, leaves and weeds.

SECTION 17 --

All other acts, ordinances and provisions pertaining to house trailers and/or mobile homes are hereby repealed.

SECTION 18 -- Effective Date:

This ordinance shall take effect upon its passage