

**ARTICLE XII
TRAVEL TRAILER PARK (TT-P)**

Section 1. District Regulations: In District "TT-P", no land shall be used for purposes other than a travel trailer park, and no building shall be altered, enlarged or erected, except those intended or designed for use as travel trailers, pick-up coaches, motor homes, camping trailers, and *accessory* service buildings and facilities for such use.

Section 2. Definitions: For the purpose of this Article, the following definitions shall apply:

- A. **Dependent Trailer:** A trailer, which is dependent upon a service building for toilet and lavatory facilities.
- B. **Independent Trailer:** A trailer containing a water-flushed toilet, lavatory and/or kitchen sink connected to water storage and sewage holding tank, within the trailer.
- C. **Natural or Artificial Barrier:** Any river, pond, canal, railroad, levee, embankment, fence or hedge.
- D. **Permittee:** Any person to whom a permit is issued to operate or maintain a travel trailer park under the provisions of this Ordinance.
- E. **Trailer:** Any of the following:
 - 1. **Travel Trailer:** A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses, and when equipped for the road, having a width not to exceed eight feet (8') and body length not to exceed thirty-six feet (36').
 - 2. **Pick-up Coach:** A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel.
 - 3. **Motor Home:** A portable, temporary dwelling to be used for travel and constructed as an integral part of a self-propelled vehicle.
 - 4. **Camping Trailer:** A canvas, folding structure, mounted on wheels and designed for travel.
- F. **Travel Trailer Park:** A parcel of land containing not less than three (3) acres, in which five (5) or more spaces are occupied or intended for occupancy by trailers for transient dwelling purposes.

G. **Travel Trailer Space:** A parcel of land in a Travel Trailer Park for the placement of a single trailer and the exclusive use of its occupants.

Section 3. General Requirements:

A. The applicant for a Travel Trailer Park must satisfy the Planning Commission that he is financially able to carry out the proposed play. He shall prepare and submit a schedule for construction, which shall provide for commencement of construction within a period of one (1) year following the approval of the Planning Commission and which shall be completed within a period of two (2) years.

B. The applicant for a Travel Trailer Park shall prepare or cause to be prepared, a development plan and shall present three (3) copies of said plan for review by the Planning Commission. This plot plan shall conform with the following requirements:

1. The Travel Trailer Park shall be located on a well-drained site that is not subject to objectionable noise, smoke, odors, or other objectionable influences. Exposed ground surfaces shall be paved, covered with stone or other solid materials capable of preventing and eliminating dust.

2. Travel Trailer Parks shall have a maximum density of twenty-five (25) trailer spaces per acre. A minimum of five hundred square feet (500 sq. ft.) shall be provided for each trailer space.

3. The horizontal distance between adjacent trailers shall be not less than ten feet (10').

4. Interior vehicular roads shall have minimum driving widths as follows:

(a) One way, parking prohibited.....11 feet

(b) One way, parking on one (1) side only.....18 feet

(c) Two way, parking prohibited.....24 feet

(d) Two way, parking on one (1) side only.....27 feet

(e) Two way, parking on both sides..... 34 feet

5. All roadways and walkways within the travel trailer park shall be paved, covered with stone or other hard surface material. Roadways shall be adequately lit.

6. The travel trailer park shall contain at least one (1) easily accessible recreation area which shall be no less than two hundred square feet (200 sq. ft.) for each trailer space in the park or two point three percent (2.3%) of the total gross park area, whichever is greater.
7. The travel trailer park shall contain not less than five thousand five hundred square feet (5,500 sq. ft.) of additional parking space for accessory vehicles that will be used by occupants of travel trailer spaces. This parking area shall be separated from any travel trailer spaces by not less than fifteen feet (15') of buffer area.
8. A fence, wall, or hedge and a ten foot (10') landscaped buffer area, or both, may be required by the Planning Commission to be placed between the travel trailer park and any adjoining land zoned "R-1", "R-2", "R-3", and "M- H". The height of such fence, hedge, or wall shall be no less than three feet (3') or no greater than six feet (6').
9. Travel trailer spaces shall be rented by the day or week only, and the occupant of a travel trailer space shall remain at the same travel trailer park no more than one hundred twenty (120) days.

Section 4. Service Buildings: A central service building containing the necessary toilet and other plumbing fixtures specified shall be provided in travel trailer park areas which provide travel trailer spaces for dependent trailers. Service buildings shall be conveniently located within a radius of three hundred feet (300') of the travel trailer spaces provided.

NUMBER OF <u>SPACES</u>	TOILETS		URINALS
	<u>MEN</u>	<u>WOMEN</u>	<u>MEN</u>
1 - 15	1	1	1
16 - 30	1	2	1
31 - 45	2	2	1
46 - 60	2	3	2
61 - 80	3	4	2
81 - 100	3	4	2

NUMBER OF <u>SPACES</u>	LAVATORIES		SHOWERS		SERVICE
	<u>MEN</u>	<u>WOMEN</u>	<u>MEN</u>	<u>WOMEN</u>	<u>SINK</u>
1 - 15	1	1	1	1	1
16 - 30	2	2	1	1	1
31 - 45	3	3	1	1	1
46 - 60	3	3	1	1	1
61 - 80	4	4	2	2	1
81 - 100	4	4	3	3	3

For travel trailer parks having more than one hundred (100) travel trailer spaces, there shall be provided:

One (1) additional toilet and lavatory for each sex per each additional thirty (30) Travel trailer spaces;

One (1) additional shower for each sex per each additional forty (40) travel trailer spaces; and,

One (1) additional men's urinal per each additional one hundred (100) travel trailer spaces.

Section 5. Sewage Systems: Each travel trailer space shall be equipped with a trapped sewer at least four inches (4") in diameter for conveying and disposing of all sewage. Such system shall be designed, constructed, and maintained in accordance with State law and Sewer Codes of the City of Liberal.

- A. **Sanitary Stations:** A sanitary disposal station shall be provided at the rate of one (1) station for every one hundred (100)-trailer spaces. The minimum sanitary disposal station shall have a trapped, four inch (4") sewer riser pipe, shall be connected to the travel trailer park sewage system, shall be surrounded at the inlet by a concrete apron sloped to the drain, and shall be provided with a suitable hinged cover and a water outlet to permit periodic wash down of the immediate adjacent areas. Such stations shall be screened from other activities by visual barriers such as fences, walls, or natural growth and shall be separated from any trailer space by a distance of not less than fifty feet (50'). All sewage systems of pipes, riser, vents and other plumbing fixtures shall be constructed and maintained in accordance with the City of Liberal Plumbing Codes.

Section 6. Electrical Distribution: Electrical wiring shall be installed in accordance with applicable City of Liberal Electrical Codes. Main power lines not located underground shall be suspended at least eighteen feet (18') above the ground. There shall be a minimum of eight feet (8') of vertical clearance between any trailer and the overhead wiring.

Section 7. Refuse Disposal: The storage, collection, and disposal of refuse in the travel trailer park shall be connected so as to create no health pollution. All refuse shall be stored in fly tight, watertight, rodent-proof containers which shall be located not more than one hundred fifty feet (150') from any trailer space. Containers shall be provided in sufficient number and capacity to store all refuse properly. Refuse collection stands shall be designed so as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them. All refuse shall be collected at least twice weekly.

Section 8. Register of Occupants: It shall be the duty of each permittee to keep a register containing a record of all trailer owners and occupants located within the park. The register shall contain the following information:

- A. The name and address of each trailer owner or tenant.
- B. The name and address of each owner of a motor vehicle.
- C. The date of arrival and departure of each trailer.
- D. The license tag number of each vehicle.

Section 9. Permit Application and Fees:

- A. The annual permit fees for each travel trailer park shall be one dollar (\$1.00) per trailer space within the park or fifty dollars (\$50.00), whichever is greater.
- B. A travel trailer park permit is not transferable.
- C. Expiration date of the travel trailer park permit shall be December 31st of each year.
- D. Application for original permits shall be submitted containing the following items:
 1. The name and address of the applicant.
 2. The location and legal description of the travel trailer park site.
 3. The name and address of the manager of the travel trailer park.
 4. The number of travel trailer spaces the park will accommodate.
 5. A plan showing location of all travel trailer spaces, buildings, roadways, recreational areas, off-street parking areas, electric outlets, sewer outlets, water outlets, water mains, sewer mains, and other improvements and facilities constructed in the travel trailer park. The plan shall be drawn at a scale of one-inch equals one hundred feet or larger (1" = 100 ft.).
- E. Upon receipt of the completed application, plans, and filing fees, an appropriate official from the City of Liberal shall check the application for compliance with this Article and other applicable codes. If the application is found to be in compliance with this Article and other codes, and if the site is found to be in conformance with sanitary regulations, a permit shall be issued for a travel trailer park.

Section 10. Inspection Required: Upon the issuance of the permit for a travel trailer park or at any time, the City shall have the authority to have the park inspected by the appropriate officer(s) of the City, and if it shall be found that the holder of said permit has made any false or misleading statements in his application for permit, or that said holder of said permit has violated any

provisions of this Article, the Governing Body shall have the power to revoke said permit.

Section 11. Revocation and Suspension: If the City shall determine, upon proper inspection, that the sanitary condition of the travel trailer park endangers the occupants of said park or the surrounding community, or that said sanitary facilities have become inadequate to properly protect the occupants of the travel trailer park, the City Governing Body shall have the power to require the holder of the permit, within twenty (20) days, to set said travel trailer park in proper sanitary condition. If upon notice from the City, the owner or manager of said travel trailer park shall fail or refuse to place said park in proper sanitary condition, the Governing Body shall have the right to revoke said permit.

Section 12. Unused Travel Trailer Park: Whenever a property zoned "TT-P" ceases to be used for such purposes for a period of one (1) year, the Planning commission shall initiate action and hold a public hearing to rezone said property back to its former, or compatible, zoning district.