

ORDINANCE NO. 747

ORDINANCE AMENDING ORDINANCE NO. 472, AN ORDINANCE REGULATING THE CONSTRUCTION, MAINTENANCE, SANITATION AND CONDUCT OF TRAILER PARKS IN THE CITY OF CHULA VISTA, CALIFORNIA.

THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. That Section 2 is hereby amended to add Subsection 10 which shall read as follows:

SECTION 2. DEFINITIONS. (a) For the purpose of this Ordinance, certain words and phrases are defined as follows, and certain provisions shall be construed as herein set forth, unless it shall be apparent from the context that they have a different meaning.

(b) Words used in the singular include the plural, and the plural the singular. Words used in the present tense include the future.

(1) "Trailer Coach" means any camp car, trailer or other vehicle, with or without motive power, designed and constructed to travel on the public thoroughfares at the maximum allowable speed limit and in accordance with the provisions of the California Motor Vehicle Code, and designed or used for human habitation. "Trailer" also means "trailer coach".

(2) "Auto and Trailer Park" means any area or tract of land where space is occupied or rented or held out for rent to one or more users or owners of trailer coaches, or where free parking is permitted owners or users of trailer coaches for the purpose of securing their trade. Wherever the term "Trailer Park" is used in this ordinance it shall mean "auto and trailer park".

(3) "Trailer Site" means any portion of an auto and trailer park designed for the use or occupancy of one trailer coach or camping party.

(4) "Approved", when used in connection with any material, appliance or construction, means meeting the requirements and approval of the Building Department of the City of Chula Vista.

(5) "Building" means public toilets, public baths, laundry rooms, or other structures and includes a compartment containing a toilet or bath, or both, constructed for the exclusive use of an occupant of a trailer site.

(6) "Liquefied petroleum gas" means petroleum hydrocarbons or mixtures thereof, in liquid or gaseous state, having a vapor pressure in excess of 26 p.s.i. at a temperature of 100 degrees F. Whenever the symbol "LPG" is used, it shall mean liquefied petroleum gas.

(7) In an auto or trailer park, "nuisance" includes any of the following:

(a) Any nuisance known at common law.

(b) Whatever is dangerous to human life or is detrimental to health.

(c) Overcrowding of any trailer with occupants.

(d) Insufficient ventilation or illumination of any room or trailer.

(e) Inadequate or insanitary sewage or plumbing facilities.

(f) Whatever renders air, food, or drink unwholesome, or detrimental to the health of human beings.

(8) "Superficial floor area" means all floor area exclusive of that occupied by built-in dressers, clothes presses, or similar fixtures which are built into and are a substantial part of a building, and are not readily removable.

(9) "Cabana". (a) Any portable, demountable, or permanent cabin, small house, room, enclosure, or other building erected, constructed, or placed on any trailer site within six feet (6') of any trailer coach on the same site in a trailer park and used for human habitation. Cabana does not include awning or a private toilet and bath constructed in accordance with the provisions of Ordinance No. 472 of the City of Chula Vista and this ordinance.

(b) "Cabana-portable or demountable", means any prefabricated cabana which is designed to be readily assembled and disassembled and adapted to ready transportation from place to place.

(c) "Cabana-permanent", means any cabana which is designed so as not to be readily disassembled, moved and reassembled.

10. "Windbreak" means any protective fence, wall structure or shelter from the wind which exceeds forty-two inches (42") in height and whose vertical surface is less than fifty percent (50%) open.

SECTION 2. That Section 12, Subsection (g) is hereby amended and that Subsection (m) is hereby added to Section 12 and said sections shall read as follows:

SECTION 12. GENERAL RESTRICTIONS. It shall be unlawful for any person owning or operating an auto and trailer park, to use or cause or permit to be used for occupancy; (a) Any trailer coach from which any tire or wheel has been removed, except for the purpose of making temporary repairs.

(b) Any trailer coach to which are attached any rigid water, gas or sewer pipes; provided, however, that metal tubing not to exceed one-half inch inside diameter may be used for water and gas.

(c) Any trailer coach which is permanently attached with underpinning or foundation to the ground.

(d) Any trailer coach which does not conform to the requirements of the California State Motor Vehicle Code governing the use of trailers on public highways.

(e) Any trailer coach in an insanitary condition.

(f) Any trailer coach which is structurally unsound and does not protect its inhabitants against the elements.

(g) Any trailer coach to which there is attached or to which there is established less than six feet (6') adjacent thereto, any room or rooms or lean-tos; provided, however:

1. That an awning be allowed that is constructed of aluminum, galvanized iron, enameled metal, laminated plastic or canvas.

2. In addition to the trailer side of the awning, the area under the awning may be closed on only two (2) sides, and said side panels shall be constructed of either aluminum, enameled metal, laminated plastic, canvas or wood. If the side facing the trailer park street is to be one of the said two (2) sides, it shall be constructed of a clear material.

3. The total area of wood panels in any wall shall not exceed thirty (30) percent of the total area of that wall.

4. The side opposite the trailer coach may be enclosed one-half ($\frac{1}{2}$) of the lineal feet of the awning, but such enclosure shall not exceed twenty-five (25) lineal feet in length.

5. That no part of such awning enclosure shall be enclosed or subdivided wholly or in part by a curtain, fixed or movable partition, or other contrivance or device.

6. That no awning shall exceed ten feet (10') in width. No awning shall exceed the length of the trailer.

7. That the overhead and side frame work shall be constructed of metal and rigidly supported.

(h) An awning may be placed on the opposite side of the trailer for carport purposes, but such awning shall not be over ten (10') feet in width, and shall not extend over the trailer site boundary line, and must be rigidly supported by metal supports and metal frames, and shall be securely anchored to resist at least fifteen (15) lbs. wind pressure.

A carport may be enclosed on one end only.

(i) Any apron between the trailer and the ground shall be constructed of solid material providing, however, that no apron (80) spaces that must be installed every ten (10) linear feet of apron except on the gate ends and further provided that a three foot (3') section every ten (10) linear feet must be made easily removable for inspection purposes.

(j) A fence not exceeding forty-two inches (42") in height may be constructed around the perimeter of the trailer site, provided, however, that the section of fence located between the trailer coach and the trailer park street shall be provided with hinges so as to form a gate wide enough to provide ingress and egress of the trailer coach occupying said site.

(k) No fences, trellis, lattice work, hedge or vines over twenty-four inches (24") in height shall be located within three feet (3') of said trailer coach awning, provided, however, that this does not apply when said fence, trellis, lattice work or hedge is located along that portion of the awning that is allowed to be enclosed as set forth under the provisions of Section 12(g) of this ordinance.

(l) No more than two (2) storage lockers shall be located on a trailer site, no storage locker shall exceed four feet (4') in width, two feet (2') in depth, and six feet (6') in height.

(m) Windbreaks.

1. Design. A windbreak shall be designed, erected, and maintained as a free-standing structure.
2. Stability. Windbreaks shall be designed to withstand vertical live and dead loads imposed upon them and to withstand a horizontal force from any direction of fifteen (15) pounds per square foot wind pressure on the vertical projection of exposed surfaces of the structure.
3. Prohibition. No windbreak shall be located within five feet (5') of any awning, cabin or trailer coach and shall be erected and maintained so that neither of the ends nor any other portion shall be retained to form an enclosure or cabin.

(a) No windbreak shall exceed a height of seven feet (7').

(b) No windbreak on any trailer site shall exceed a total length of twenty feet (20').

SECTION 3. This Ordinance shall be effective and to take down thirty-one (31) days after final passage thereof, and shall within fifteen (15) days after its final passage be published once in the Chula Vista News-View, a newspaper of general circulation, printed and published in the City of Chula Vista, California.

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 14th day of February, 1981, by the following vote, to-wit:

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY of VERO BEACH
VERO BEACH, FLORIDA, this 14th day of February, 1961

by the following vote:

AYES: COUNCILORS **Smith, McAllister, DeGraaf, Menzel, McMains**

NAYS: COUNCILORS **None**

ABSENT: COUNCILORS **None**

Robert McAllister
City Clerk

ATTEST:

Herminette Campbell
City Clerk

COUNTY OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF SAN DIEGO

WHEREAS, the City Council of the City of Vero Beach,
Florida, has resolved that the above and foregoing is a valid
and correct copy of the resolution of the City Council of the
City of Vero Beach, Florida, and that the same has not been
amended or repealed;

ATTEST:

City Clerk