

## Chapter 47 - House Trailers and Trailer Courts

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### 6.41 House Trailers

For the purpose of this Chapter, the term "house trailer" shall mean any vehicle used or intended for use as a dwelling, regardless of whether such vehicle is self-propelling or is moved by other agencies. The following restrictions shall be applicable to house trailers.

- (1) No person shall park overnight or permit the parking overnight of any house trailer upon any public highway, street, alley, park or other public place within the City.
- (2) No person shall park or permit the parking of a house trailer for occupancy on any private property within the City except in any authorized trailer camp licensed under the provisions of MCL 125.1001 et. seq., Act 243, Public Acts of 1959, State of Michigan, as amended.
  - a. Exception: The City Council may permit, by resolution, a house trailer to be occupied as an office or similar occupancy for a period of twelve (12) months, with an option to renew such approval for a period not to exceed (6) months, after receiving a report and recommendation from the Planning Director and Director of Buildings and Inspection. The renewal of said occupancy after the initial twelve (12) month period shall be based upon the petitioner starting construction of a permanent facility on the site on which the house trailer is located; or a business establishment presently located in Troy erecting a building at a new location in Troy may be permitted to occupy a house trailer as designated above on the site of their present facility while the new facility is being erected.
  - b. Exception: The City Manager may permit a house trailer to be occupied as a residence for a temporary period, not exceeding 10 days, as part of a special event if all of the following conditions exist:
    - i. The site is zoned other than one-family residential.
    - ii. The site is located with frontage on a major thoroughfare.
    - iii. The site is a minimum of 5 acres in size.
    - iv. The proposed location of the trailer is not in a required setback.
    - v. The proposed location is such that it will not obstruct fire lanes or required access lanes to parking areas.

An appeal may be made to the City Council by any person or entity affected by a decision of the City Manager, in relation to requirements for temporary occupancy of a house trailer, as provided for under Exception b of this Section.

(Rev. 10-01-2007)

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- (3) The City Council may permit the temporary placement of a mobile office unit for lot and home sales on the site of a new residential development for an initial period of twelve (12) months. A possible six (6) month extension of this approval may be granted by the City Council.

(08-08-1994)

- (4) No person shall park or permit the parking of any unoccupied house trailer outside of a duly licensed trailer coach park, except the parking of unoccupied trailers within a completely enclosed building or located behind the front face of the principal building, but no closer than three (3) feet to any side or rear lot line, is permitted in all residential areas provided no living quarters shall be maintained in said house trailer. Provided, however, that nothing herein contained shall be construed to hinder or prevent any person from engaging in business or handling trailer coaches for sale or resale or for storage, subject to such regulations as may be prescribed by this Code relative to zoning or regulation of such business.

(Rev. 08-08-1994)

- (5) Emergency or temporary parking or stopping is permitted on any street, alley or highway for not longer than one hour subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations for that street, alley or highway.

(Rev. 08-08-1994)

### 6.42 Trailer Courts.

Applications for permits to construct and operate trailer courts made under the provisions of Act 243 of 1959, State of Michigan, as amended, shall be made to the Health Officer who shall refer one copy of the application and the accompanying plans and specifications to the Building Inspector and one copy thereof to the Planning Commission.

(03-26-1979)

### 6.43 Building Inspector Certification.

The Building Inspector shall investigate the proposed application and the plans and specifications to determine whether all proposed construction and all sewers, drains, roads, plumbing, electrical and heating installations are properly and sufficiently described on said plans and specifications and conform in all respects to the requirements of this Code applicable thereto. The Building Inspector shall further, in conjunction with the Fire Chief, investigate said proposed plans and specifications to ascertain that the same show compliance with all applicable fire safety and fire prevention provisions of this Code and of the laws of the State of

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Michigan and regulations of the State Fire Marshall pertaining thereto. If the Building Inspector is satisfied that the plans and specifications are sufficient with respect to the foregoing and in compliance with this Code and other requirements he shall so certify to the Health Officer, otherwise he shall indicate his disapproval of said application and indicate his reason therefor to the Health Officer in writing.

(03-26-1979)

### 6.44 Planning Commission Approval.

When the Planning Commission shall receive a copy of the application for a trailer court construction permit with the accompanying plans and specifications, it shall investigate the same to determine whether the proposed operation is in conformity with Chapter 39 (Zoning), other pertinent provisions of the City Code and Act 243 of the Public Acts of 1959, State of Michigan as amended, relating to the location of the proposed use and the site plan therefor. If it shall approve said application it shall so certify to the Health Officer, otherwise it shall disapprove the same and indicate its reasons in writing to the Health Officer for such disapproval.

(03-26-1979)

### 6.45 Health Officer.

The Health Officer shall examine the application and the plans and specifications, and determine whether (1) the application contains the required information, (2) the plans and specifications for the work for which a permit to construct is sought are such that the works, if constructed are in accordance therewith, are or would be, in his judgment, sufficient and adequate to protect the public health, (3) the specific requirements of Act 243 of the Public Acts of 1959, State of Michigan, as amended, are complied with.

### 6.46 Forwarding Application.

After having received the reports of the Building Inspector and the Planning Commission and having investigated said application and plans and specifications, if the same shall have been approved by the Building Inspector, the Planning Commission and the Health Officer, the Health Officer shall approve said application and forward the same to the State Health Commissioner. In all other cases, the Health Officer shall disapprove said application and forward the same to the State Health Commissioner stating his reasons in writing for such disapproval. Prior to forwarding a disapproved application to the State Health Commissioner, however, the Health Officer shall notify the applicant of such disapproval and the reasons therefor, and the applicant shall be given the opportunity to amend his application or the plans and specifications accompanying the same, if he shall desire to do so. Amended applications shall be referred to the officer or the agency which disapproved the original application for investigation and further report.

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(03-26-1979)

### 6.47 License to Operate.

Any person desiring to operate a trailer coach park shall file the application for a license required by Act 243 of the Public Acts of 1959, State of Michigan, as amended, with the Health Officer. Upon receipt of such application the Health Officer shall investigate to determine whether the park has been constructed according to the approved plans and specifications and the provisions of Act 243 of 1959, as amended, have otherwise been complied with. Applications for renewal of licenses may be approved by the Health Officer when accompanied by the required bond and license fee if:

- (1) Plans previously approved by the State Health Commissioner are on file;
- (2) Park layout and facilities are in substantial conformity with the approved plans and no deviations exist which, in the judgment of the Health Officer, cause a hazard to public health or safety;
- (3) The Health Officer has inspected the park within six (6) months prior to the date of application and inspection has shown satisfactory maintenance of facilities and compliance with the provisions of Act 243 of 1959, as amended.

### 6.48 License Fees.

Annual license fees collected by the Health Officer shall be deposited with the City Treasurer but no special fund shall be established or maintained for such deposits and the City Treasurer is hereby directed to credit the same to the general fund.