§ 92.004 HOUSE TRAILERS AND OTHER MOVABLE STRUCTURES.

(A) *Generally.* It shall be unlawful for any person to park, locate or occupy any house trailer or portable building of any type, kind or description within the corporate limits of the town. Any violation of this provision shall be punishable by a fine of $25 per day for every day that said structure is so maintained.

(B) *Variances.* In determining the issuance of a variance to this section, the following rules and regulations shall apply:

(1) Any and all requests for variance from this section shall be made by proper application of property owner and filed with the town with the fee therefore of $50 per site. The Town Building Inspector shall create a formal application and make same available to the public;

(2) Each application shall be considered on a case by case basis and the grant or refusal of any variance shall not have any effect whatsoever on any other grant or refusal;

(3) Within ten calendar days from the date of filing of any application, the Town Building Inspector shall make an inspection of the site and shall review with the property owner the site plans;

(4) For purposes of any variance, a campground or R.V. park shall consist of three or more sites for R.V. parking;

(5) For purposes of any variance, no R.V. shall be placed other than as provided herein and no variance shall be granted for any R.V. to be placed upon the same property address whereat there already exists a building or residence, or another R.V.;

(6) For all purposes of any type of variance (i.e., campground, single space and the like), there must be a designated space for each and every R.V. measuring not less than 25 feet wide by 70 feet long and containing 1,750 square feet and with setback limits of ten feet from any road, street and/or property line, building or structure;

(7) Parking for cars/trucks permitted; the purpose for the size and dimensions of the spaces set forth above is for public safety and to allow for off-street parking and R.V. owners shall park their personal vehicles upon their rented space. No outbuilding of any kind shall be permitted on any R. V. space;

(8) There must be properly installed and constructed water and sewer lines with a hookup for both to each and every R.V. The sewer policy includes the requirements that threaded caps be installed on each vacant campsite's sewer connection to prevent surface water inflow. The property owner must provide a written certification as to the installation of each and every electrical connection and each R.V. must have an individual electrical connection for electrical power;

(9) Accounts for garbage collection must be arranged for all R.V.s placed in town. The bi-monthly (every two months) rate shall be as follows:

(a) Residential rate for all single R.V.s placed in the town;

(b) The following schedule for multiple placements of R.V.s in the town:

Up to 3 R.V. lots	$94.50
4 to 6 R.V. lots	$189
7 to 12 R.V. lots (dumpster rate)	$250
More than 12 R.V. lots (dumpster rate)	$375

(10) Every property owner granted a variance hereunder and every owner of an R.V. placed within the town limits shall execute a writing guaranteeing the town that any and all R.V.s placed within the town limits shall be removed to higher ground in the event of a high water/flood emergency within two hours of notification. In the event the property owner or the R.V. owner shall fail to remove any R.V. as provided herein and above, the town may arrange to have same removed forthwith and the property owner and the R.V. owner shall be responsible and liable to the town for all costs of such removal. The town shall incur no liability whatsoever to the property owner or the R.V. owner for such removal nor any damages therefore;

(11) These rules and regulations shall constitute the minimum requirements for the issuance of a variance. All property owners and R.V. owners shall also comply with all applicable ordinances of the town, specifically including the town's floodplain regulations. All property owners and R.V. owners shall also comply with all applicable federal and state rules, regulations and laws, especially State DNR and DEP rules and all federal FEMA rules and regulations;

(12) Any variance granted by the Town Council shall be deemed revoked and invalid upon the violation of any provision of this section and/or the rules and regulations set out herein and upon such revocation any and all R.V.s placed within the town pursuant to the revoked variance shall be forthwith removed within 24 hours of such revocation. In the event the property owner or the R.V. owner shall fail to remove any R.V. as provided herein and above, the town may arrange to have same removed forthwith and the property owner and the R.V. owner shall be responsible and liable to the town for all costs of such removal. The town shall incur no liability whatsoever to the property owner or the R.V. owner for such removal nor any damages therefore;

(13) The only notice of revocation necessary hereunder shall be the posting of a revocation notice placed upon any and all R.V.s located upon property for which the variance has been revoked;

(14) The Building Inspector shall provide a copy of this section to each and every applicant for a variance hereunder;

(15) Effective upon adoption of application, any and all variances granted hereunder shall be for one calendar year. Property owners must re-apply every year for a variance; and

(16) Any and all variances granted hereunder shall be effective upon passage by Council.

(Prior Code, § 7-404) (Ord. passed 9-10-2018)