

DATE: July 15, 1976

TO WHOM IT MAY CONCERN:

FROM: V. Caffo, Zoning Administrator

SUBJECT: Nonresidential Trailers

Definition of "Trailer". A residence, house car, camp car or streetcar or any unit enclosing habitable space, which is or was designed to be mobile, which is used or may be used for residential, commercial, hauling or storage purposes or as an accessory building, including the following only when used for a dwelling: A travel or recreational trailer of less than thirty (30) feet in length and less than eight (8) feet in width, including a pick-up coach, a utility trailer or tent trailer as is commonly used for camping and a mobile trailer which is propelled by its own power.

In our interpretation of the definition of "trailer", as it appears in the Zoning Ordinance, we have included trailers which are used for offices and classrooms and, therefore, have not permitted same because of the prohibition cited in Section 31, Subsection A-2, of the Zoning Ordinance.

On closer examination of the definition, we have concluded that this interpretation is incorrect because these trailers are not "units enclosing habitable space" and, therefore, should not be included in the definition of trailer. The definition includes those units which are residences or may be used for residential purposes.

It is, therefore, determined that those units (commonly referred to as trailers) which are mobile or are designed to be mobile, which are designed for use other than as a residence or dwelling or other habitable space and having no sleeping accommodations will not be included in the definition of a trailer as stated in the Zoning Ordinance. Said units will be permitted subject to the satisfaction and approval of the Zoning Administrator that said units will not be, and were not designed, for use as living quarters. All other provisions of the Zoning Ordinance and other Codes and Ordinances are applicable.

Applicants are advised that these mobile units are generally considered to be temporary buildings by the Building Inspections Division and are, therefore, subject to the approval of Building Code Board of Appeals. Applicant should inquire at that office for information.

VC:lh

*V. Caffo*