

*C.R. at Public Hearing*

*6-3-92 JRP*

TOWN OF RICHFORD MOBILE HOME PARK ORDINANCE

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Section 1.0 TITLE

This local ordinance shall be known as the Mobile Home Park Ordinance of the Town of Richford.

Section 2.0 PURPOSE

The purpose of this local ordinance is to promote the general, safety, morals and general welfare of the community, including the protection and preservation of the property of the Town of Richford and of its inhabitants by establishing specific requirements and regulations governing the design, layout, construction, and operation of mobile home parks.

Section 3.0 DEFINITIONS

For the purposes of this local ordinance, the following words, terms, and phrases shall have the meaning ascribed to them in this section:

**Accessory Building:** A building subordinate or supplemental to the main building, located on the same lot and used for purposes incidental to the main building.

**Lot:** A designated site of specific total land area which is located within a mobile home park for the accommodation of one mobile home, accessory buildings, and its occupants.

**Lot Depth:** The distance measured along the centerline of the lot between the right of way line of a public street or the pavement line of a private street and the rear lot line.

**Lot Frontage:** The width of the lot at the street line.

**Lot Lines:** Those lines bounding a lot as described herein.

**Mobile home:** A detached, single family dwelling with the following characteristics:

A. Manufactured as a relocatable unit intended for permanent occupancy and capable of being installed on a site without a permanent foundation.

B. Designed to be transported, after manufacture, on its own chassis and connected to utilities after placement on a mobile home stand.

C. Designed to be installed with only incidental unpacking and assembling operations.

D. Any mobile home to be installed in a mobile home trailer park must meet state code for construction and installation of mobile homes and any other applicable provision. It shall also meet U. S. Department of Housing and Urban Development mobile home construction and safety standard (CFR, Title 24, part 280) and any other applicable provision.

**Mobile home park:** Any parcel of land which is planned and improved for the placement of three or more mobile homes used as dwellings for occupancy of more than ninety consecutive days.

**Mobile home stand:** A durable surface located on a mobile home lot which is capable of supporting a mobile home and is used for the placement of a mobile home.

**Street:** Any right of way used for vehicular traffic, such as streets, roads, lanes, avenues or highways.

#### Section 4.0 PERMITS REQUIRED FOR MOBILE HOME PARKS

Any person, partnership, association, or corporation, being the owner or occupant of any land within the Town of Richford, shall not use or allow the use of such land for a mobile home park, or for the expansion of a park already in existence prior to the enactment of this ordinance, unless a permit has been obtained as herein provided. Such a permit must be renewed annually.

##### 4.1 ISSUANCE OF PERMIT

The Code Enforcement Officer of the Town of Richford shall issue a permit for a mobile home trailer park to be effective from the day of issuance to and including December 31 of that same year. This permit will not be issued until the Code Enforcement Officer has received a resolution from the Town Board approving issuance of a permit. The provisions of this ordinance do not apply to mobile home parks which were established before the enactment of this ordinance, but enlargement of existing mobile home parks shall follow the same procedure and be subject to the same restrictions and regulations as for new parks.

##### 4.2 PERMIT RENEWAL

An application for the renewal of any mobile home park, which was issued in accordance with the provisions of this ordinance, must be filed with the Code Enforcement Officer on or before December 1 preceding the expiration of the permit. The renewal application need not be accompanied by a plan of the park unless changes have been made to it, nor is it necessary for the application to be accompanied by a copy of the lease unless a new lease has been entered into subsequent to the time of filing the previous permit and it continues in force for a period of one