

Chapter 91

MOBILE HOME, MANUFACTURED HOME, AND TRAVEL TRAILER PARKS

[HISTORY: Adopted by the Town Board of the Town of Conklin 11-9-1999 by L.L. No. 2-1999; amended in its entirety 10-9-2012 by L.L. No. 6-2012. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 73.
Flood damage prevention — See Ch. 76.
Freshwater wetlands — See Ch. 79
Subdivision of land — See Ch 115.
Zoning — See Ch. 140.

§ 91-1. Purpose.

The purpose of this chapter is to promote the health, safety and general welfare of the community, including the protection and preservation of the property of the Town of Conklin and of its inhabitants, by establishing specific requirements and regulations governing the occupancy and maintenance of mobile home, manufactured home, and travel trailer parks.

§ 91-2. Definitions.

For the purposes of this chapter, the following words, terms and phrases shall have the following meanings attached to them:

MANUFACTURED HOME — A structure transportable in one or more sections that, in the traveling mode, is eight feet (2,438 mm) or more in width or 40 feet (12,192 mm) or more in length or, when erected on site, is 320 square feet (29.7 m²) minimum, and that was built on or after June 15, 1976, on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein. The term "manufactured home" shall also include any structure that meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the federal Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974, as amended. Every manufactured home shall bear a seal signifying conformance to the design and construction requirements of the Department of Housing and Urban Development [HUD, Manufactured Home Construction Safety Standards (24 CFR Part 3280)]. The term "manufactured home" shall not include any self-propelled recreational vehicle. Manufactured homes installed after January 1, 2006, either new or relocated, shall require a building permit and an installer's warranty seal. Installation shall be performed by a New York State certified installer. All installations, alterations, additions, repairs or relocations must conform to this chapter, to Chapter 140, Zoning, and to Article 21-B of the Executive Law, Part 1210 of the New York Codes, Rules and Regulations, and the New York State Uniform Building

and Fire Code as all may be modified from time to time.

MANUFACTURED HOME PARK — A parcel of land which is planned and improved for the placement of three or more manufactured homes which are used as dwellings and for occupancy for more than 90 consecutive days.

MOBILE HOME — A movable or portable dwelling unit that was constructed in a factory prior to June 15, 1976 (with or without a label certifying compliance with NFPA, ANSI, or a specific state standard), and designed and constructed to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed and constructed without a permanent foundation for year-round living, excluding travel trailers.

MOBILE HOME PARK — Any parcel of land which is planned and improved for the placement of three or more mobile homes which are used as dwellings and for occupancy for more than 90 consecutive days.

TRAVEL TRAILER — Any portable vehicle which is designed to be transported on its own wheels and which is designed and intended to be used for temporary living quarters for travel, recreation or vacation purposes. The use or intended use of travel trailers is never as a residential dwelling.

TRAVEL TRAILER PARK — Any parcel of land which is planned and improved for the placement of three or more travel trailers which are not intended for storage or sales purposes. A travel trailer park is intended to serve transients utilizing a trailer for travel, recreation, vacation or other nonpermanent residence purposes.

§ 91-3. Operation and maintenance of mobile home, manufactured home, and travel trailer parks.

- A. No person shall operate or maintain a mobile home, manufactured home, or travel trailer park in the Town of Conklin without first obtaining a permit from the Town Board. All permits shall be issued for one year to run concurrent with the calendar year. Applications for mobile home, manufactured home, and travel trailer park permits shall be filed with the Town Clerk on forms provided by the Town. All applications for a new park permit shall include proposed rules governing the operation of the park. Such rules shall be subject to Town Board approval. To be eligible for a park permit or renewal thereof, the park shall be in compliance with the requirements and conditions of this section and any requirements set forth in the original permit. No permit shall be transferred or assigned. At the time of the filing for a permit or a permit renewal, that applicant shall pay to the Town Clerk a fee to be determined by the Town Board by resolution on a periodic basis.
- B. The application for the permit shall contain the following information:
 - (1) The name and address of the applicant including the name and address of each partner, member, officer and/or director if the applicant is a business entity and the nature and extent of his or her interest in the business of the proposed park. If the applicant is not the owner of the property, the application shall also be accompanied by a copy of the lease of the property and a statement in writing, signed by each of the owners, consenting to the property being used as a mobile home, manufactured home, or travel trailer park.

- (2) A complete description of the property upon which the proposed park is to be located.
- (3) The number of the mobile home, manufactured home, or travel trailer lots to be located in the proposed park.
- (4) A complete site plan for the proposed park. The site plan and all construction or any changes in use shall be subject to site plan approval by the Planning Board. The site plan shall include a layout of the park, the location, size and arrangement of each mobile home, manufactured home, or travel trailer in the park, location of streets, parking spaces, location of sewer services, water service, fire hydrants, open areas, storage and dumpster areas. Site utilities, grading, roadways, drainage and erosion control shall conform to the applicable requirements of the Town of Conklin Code.
- (5) Such other information as may be required by the Town of Conklin to assist in the evaluation of the application.

§ 91-4. Applicability.

As of the effective date of this chapter, all mobile home, manufactured home, and travel trailer parks, and all mobile homes, manufactured homes, and travel trailers located in the Town of Conklin shall conform to the regulations of this chapter. Any mobile home, manufactured home, or travel trailer park existing at the time this chapter became effective may continue and will be issued a permit subject to the provisions of this chapter; provided, however, that site plan review at existing parks by the Planning Board shall not be required. Any additions or extensions to existing mobile home, manufactured home, or travel trailer parks shall be subject to the same regulations and requirements as new mobile home, manufactured home, and travel trailer parks. Broome County sanitary regulations and state and local building and fire code regulations shall apply to all mobile home, manufactured home, and travel trailer parks, as well as to additions or extensions thereto. The display and commercial sale of mobile homes shall not be permitted within a mobile home or manufactured home park.

§ 91-5. Dimensional requirements for new or proposed mobile home, manufactured home, and travel trailer parks.

- A. Parks shall contain a minimum of 10 acres.
- B. The minimum width of any park shall not be less than 500 feet.
- C. The minimum width of each lot within the park shall be 60 feet, with a minimum depth of 100 feet. The minimum width of each corner lot shall be 70 feet.
- D. The density of development in a park shall not exceed 5.5 units per gross acre.
- E. No individual lot line shall be closer than 60 feet to any municipal road or street. All mobile homes, manufactured homes, and travel trailers and any attachments thereto shall have a front setback of at least 20 feet from any interior project road and minimum side and rear setbacks of 10 feet.
- F. No mobile home, manufactured home, or travel trailer shall be nearer than 20 feet to any park boundary.

- G. The boundaries of any park shall be clearly delineated by suitable permanent markers for reference by the occupants and the Code Enforcement Officer. The park operator is responsible for prompt replacement of damaged or lost markers.