

LOCAL LAW # 2 OF 1986

REGULATIONS GOVERNING THE INSTALLATION AND MAINTENANCE OF MOBILE HOMES AND TRAILERS

A local law to establish regulations governing the installation and maintenance of mobile homes and trailers.

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SECTION 1 - TITLE:

This local law shall be known as the "Regulations Governing the Installation and Maintenance of Mobile Homes and Trailers"

SECTION 2 - PURPOSE:

It is the purpose of this local law to promote the health, safety and general welfare of the inhabitants of the Village of Moravia by the efficient regulation of mobile homes, trailer, mobile home parks and camping and recreational equipment.

SECTION 3 - DEFINITIONS:

1 - Mobile Home: A mobile home is a movable living unit designed to be transported on its own wheels or those of another vehicle or vehicles and designed to be used as a single family detached residence and provided with the following mechanical systems and equipment; sleeping accommodations, flush toilet, tub or shower, kitchen facilities and plumbing and electrical connections designed for outside hook-up. A mobile home shall also mean a movable unit designed for office or business use and these will be regulated by this local law.

2 - Mobile Home Park: The term "Mobile Home Park" as used in this local law shall be defined as any lot, place or parcel of ground whereupon two (2) or more mobile homes are located or parked for occupancy.

3 - Camping and Recreational Equipment: Shall include tents, travel trailers, pick-up coaches, motorized homes, camping trailers and other vehicles of the same general nature and includes boat trailers and horse trailers.

4 - Travel Trailer is a vehicular, portable structure designed to be towed by another vehicle and designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified "Travel Trailer" or "Camping Trailer" by the manufacturer and which may or may not contain one or all of the facilities of a mobile home.

5 - Mobile Home Lot is a designated site of specific total land area which is located within a mobile home park for the accommodation of one (1) mobile home and its occupants.

6 - Mobile Home Stand is a durable surface located on a mobile home lot which is to be used for placement and capable of supporting a mobile home.

7 - Pick-up Coach is a structure designed primarily to be mounted on a pick-up truck or truck chassis and designed as a temporary dwelling for travel, recreational and vacation uses and which may or may not contain one or all of the facilities of a mobile home.

8 - Motorized Home is a self-propelled structure, mounted on wheels and designed as a temporary dwelling for travel, recreational and vacation use and which may or may not contain one or all of the facilities of a mobile home.

9 - Front Building Line is an imaginary straight line drawn across the exterior portion of any structure which portion faces upon the street and which line extends to the side boundary of the lot upon which the structure is located.

SECTION 4 - USE OF CAMPING AND RECREATIONAL EQUIPMENT

Any owner of camping and/or recreational equipment may use, park or store such equipment within the limits of the Village of Moravia subject to the following conditions:

A - Travel trailer, camping trailer, pick-up coach, motorized home, tent or other forms of temporary type living units shall not be occupied for longer than one week per year without special permit.

B - Camping and recreational equipment parked outside a garage shall be parked or stored to the rear of the front building line of the lot.

C - Notwithstanding the provisions of sub-paragraph b, camping and recreational equipment may be parked for a short period of time anywhere on the premises for loading and unloading purposes.

SECTION 5 - REGULATION FOR MOBILE HOME PARKS

1 - REQUIREMENTS: All land used as a mobile home park shall be well drained, free from heavy or dense growth or brush. The land shall be properly graded to insure rapid drainage following rain and shall at all times be drained so as to be free from stagnant pools of water.

2 - CONSTRUCTION AND INSTALLATIONS: All mobile homes placed in mobile home parks after this local law is enacted shall be constructed and installed in compliance with ARTICLE 19AA, of the New York State Executive Law.

3 - MOBILE HOME LOT: Each such mobile home park shall provide not less than twenty-eight hundred (2,800) square feet, (40' x 70') for each mobile home. The mobile home park shall be subdivided and marked off into rectangular shaped lots or trapezoidal shaped lots. Each mobile home lot shall be provided with a mobile home stand of adequate size to accommodate the anticipated mobile home.

4 - MARKERS: Each mobile home lot shall be marked off by permanent post pins, monuments or other points of reference.

5 - STREETS AND DRIVES: Each mobile home park shall have improved streets to provide for the convenient access to all mobile home lots and other important facilities within the park. Streets shall be improved to meet at least the following specifications (these are not Village of Moravia Highway Specifications).

A - The Street system shall be so designed to permit the safe and convenient vehicular circulation within the mobile home park.

B - Streets shall be adapted to the topography and shall have suitable alignment and gradient for traffic safety.

C - All streets shall intersect at angles of not less than eighty (80) degrees.

D - All streets shall be surfaced with a bituminous material.

E - All streets shall have a minimum paved width of eighteen (18) feet as in "D" and contain two (2) four (4) feet shoulders.

6 - Parking: Parking spaces shall be at least ten by twenty (10 x 20) feet. Three (3) parking spaces shall be provided for each two (2) mobile home lots. Auxiliary parking areas shall be provided at a ratio of one (1) parking space per mobile home lot in a central or convenient and strategic location or locations which is not contiguous with the lot serviced, such as being screened from lots and public highways by suitable shrubbery or other effective vegetation. Auxiliary parking areas are to be provided for parking trucks, maintenance equipment, trailers, and other similar equipment and vehicles.

7 - Sanitary Facilities: Each such mobile home park shall provide approved water and sewer connections to existing public sanitary sewer and water systems of the Village of Moravia for each mobile home. Mobile Home Parks must be kept in a clean and sanitary condition at all times to include provision for covered storage of garbage and trash.

8 - Fire Protection: Such mobile home parks shall be provided with suitable and adequate fire extinguishers and other fire prevention devices as maybe prescribed the Village Board of Trustees or their designated representatives wherein said mobile home park is located.

9 - Registration of Occupants: The owner or operator of each such mobile home park shall keep a permanent record in writing of all occupants.

10 - Accessibility: All mobile home parks containing twenty (20) or more mobile home lots shall ave access from two (2) points along a single public street or highway, or if bordering on two (2) street, access can be one for each street, such access points being separate at least one hundred (100) feet.

11 - Screening: There shall be provided a buffer area between the right-of-way line of adjacent public highways of at least twenty (20) feet. There shall also be provided a buffer area between any portion of a mobile home and the boundary of the mobile home park of at least twenty (20) feet. Such buffer area shall consist of trees and shrubs of such height and type as may be approved by the Board of Trustees of the Village of Moravia.

12 - Trees: All existing trees shall be preserved insofar as possible in the design of the mobile home park.

13 - Lighting: Artificial lighting shall be provided to illuminate walks, driveways, streets and parking spaces for the safe movement of pedestrians and vehicles at night.

14 - Skirting: Each mobile home must be provided with perimeter skirting to hide all wheels, chassis and other appurtenances under the home and such skirting is to be installed in less than ninety (90) days after the mobile home is placed on its stand.

15 - The obtaining of a license hereunder for the use of premises as a mobile home park shall not be construed to eliminate the necessity of complying with all other applicable Local Laws and Health Regulations of the Village of Moravia.

16 - Prohibition: No occupied mobile home or travel trailer shall be parked or allowed to remain upon any street, highway or other public place, except that emergency stopping or parking, when caused by mechanical failure, shall be permitted upon the shoulder of any street or highway for a period of not more than seventy-two (72) hours, subject, however, to any prohibition or limitation imposed by other Regulations in effect.

17 - Permits: No Mobile Home Park shall be constructed, moved or expanded, without submission to and approval by the Village Board of Trustees of plans to conform to these Regulations or Laws.

SECTION 6 - REGULATION FOR MOBILE HOMES LOCATED OUTSIDE MOBILE HOME PARKS

1 - Permit: No person shall located, park, use or place a mobile home within the Village of Moravia without first obtaining a permit for the same. This restriction shall not apply to a mobile home located in a mobile home park or on an approved sales.

2 - Construction and Space Requirements:

A. All mobile homes placed on individual lots shall be constructed and installed in compliance with Article 19AA of the New York State Executive Law.

B. That the gross floor area of such mobile home shall be not less than nine hundred (900) square feet.

C. The dimension requirements of such mobile home must be at least 24 feet wide and 40 feet long.

D. No mobile home older than 5 years of date of manufacturer shall be installed.

3 - Foundation Construction: Each mobile home shall be set upon a foundation constructed as follows:

A. Materials: Masonry eight 8 inches thick.

B. Type of Construction: Perimeter foundation; or lateral runners; or longitudinal runners; or pillars.

C. Manner of Construction:

1) Foundation shall extend thirty (30) inches below ground level.

2) Foundation shall contact and support mobile home structural frame in sufficient number of places to adequately support said mobile home.

3) The structural frame of said mobile home shall be attached to the foundation in lot less than four (4) places, located in accordance with good engineering practice. Each such attaching device shall be capable of withstanding a tension force of at least twenty-eight hundred (2,800) pounds.

4) The floor level of the mobile home when placed upon said foundation shall not exceed forty-eight (48) inches in height above ground level at any point.

4 - Foundation and Closure: The mobile home foundation shall be enclosed by a skirt securely fastened and extending from the outside wall of the mobile home to ground level around the entire perimeter of the mobile home. The skirt shall be constructed of sturdy wood, plastic, masonry, or metal material capable of withstanding extreme weather conditions over extended periods of time. No skirt shall be required where a perimeter foundation fully encloses the area between the unit and the ground level.

5 - Storage Space: Each mobile home shall have at least five hundred (500) cubic feet of accessory storage space either in the basement below the mobile home or in an accessory building.

6 - Water and Sewer Connection: All occupied mobile homes shall conform to Village of Moravia Regulations governing connection to public water and sewer facilities.

7 - Lot Size: The building line shall in no case be less than twenty-five (25) feet from the street line. All mobile homes including accessory buildings shall not cover more than thirty (30) percent of the total area of the lot. Distance from the mobile home to each adjacent lot line shall be not less than eighteen (18) feet. The distance from the mobile home to the rear lot line shall be not less than twenty-five (25) feet. The covered porch or any addition to a mobile home shall be deemed a part of the dwelling in determining distances mentioned in the local law.

8 - Prohibition: No occupied mobile home or travel trailer shall be parked or allowed to remain upon any street, highway or other public place, except that emergency stopping or parking, when caused by mechanical failure, shall be permitted upon the shoulder of any street or highway for a period of not more than seventy-two (72) hours, subject, however, to any prohibition or limitation imposed by other Regulations or Laws.

SECTION 7 - VILLAGE INSPECTION AND ENFORCEMENT

The Board of Trustees of the Village of Moravia, or their designated representatives, shall enforce all of the provisions of this Local Law.

SECTION 8 - PENALTIES

Any person, firm or corporation who violates any provision of this Local Law shall be guilty of an offense and subject to a fine of not less than TEN (10) DOLLARS nor more than ONE HUNDRED (100) DOLLARS or to imprisonment for a period of not less than one (1) day nor more than six (6) months or both such fine and imprisonment; and in addition, any and all persons who violate any of the provisions of this Local Law or who shall omit, neglect or refuse to do any act required by this Local Law shall severally, for each and every such violation and non-compliance, respectively forfeit and pay a penalty of FIFTY (50) DOLLARS. This imposition of all penalties or the prosecution of the violation of the provisions of this Local Law shall not be held to prevent the enforced removal of conditions prohibited by this Local Law. When a violation of any of the provisions of this Local Law is continuous, each twenty-four (24) hours thereof shall constitute a separate and distant violation.

SECTION 9 - EXCEPTIONS

None of the provisions of this Local Law shall be construed as granting vested interest to anyone licensed under this local law, and the Board of Trustees of the Village of Moravia hereby reserves the right to withdraw all permissions and revoke all licenses and permits granted under this Local Law as provided by Village Law.

None of the provisions of this Local Law shall be applicable to the sale, storage or garaging of a mobile home or homes or camping and recreations equipment within a building or structure.

None of the provisions of this Local Law shall be construed as permitting the sale, storage, garaging or maintenance of any mobile home or homes or camping and recreational equipment except as specifically permitted in this Local Law and the same is hereby prohibited.

SECTION 10 - SPECIAL PERMITS

Applications for extension of occupancy of travel or vacations trailers or other forms of temporary type living units shall be filed with the Village Clerk who shall issue without charge permits for occupancy for an additional period of one (1) week. Such permits are renewable, but may be revoked by the Board of Trustees of the Village of Moravia.

SECTION 11 - VALIDITY

If any section, paragraph, subdivision or provision of this Local Law shall be invalid, such invalidity shall apply only to the section, paragraph, subdivision or provisions adjudged invalid and the rest of this Local Law shall remain valid and effective.