

ARTICLE XII
MOBILE HOME REGULATIONS

SECTION 1200 — INTENT

~~The intent of these regulations is to provide standards and controls to regulate the placement of individual mobile homes on lots outside of mobile home parks. Single family mobile homes on individual lots may be permitted in the A— Agricultural and R R— Rural Residential Districts subject to approval by the Town Board.~~

SECTION 1201 — MOBILE HOME PERMIT

~~A. — Irrespective of the permit requirements of Article III, no person, firm, or corporation being the owner or occupants of any land or premises within the Town of Middlebury shall use or permit the use of said land for placement thereon of a single mobile home dwelling without obtaining a permit issued by the Town Board. **Resolution 5/12/1993** No permit shall be granted for a mobile home that has a manufactured age greater than ten (10) years.~~

~~B. — Applications for a mobile home permit shall be available from the Town Clerk and shall specify the information required for consideration by the Town Board.~~

~~C. — Applications for a mobile home permit shall contain all of the required information and shall be accompanied by proof of land ownership.~~

~~D. — No mobile home permit shall be approved until the Wyoming County Health Department provides written approval of the proposed method and location of the plans for sewage disposal.~~

SECTION 1202 — CERTIFICATE OF OCCUPANCY

~~A. — A Certificate of Occupancy issued by the Zoning Officer shall be obtained before any mobile home may be occupied.~~

~~B. — Prior to the issuance of a Certificate of Occupancy the Zoning Officer shall determine that the mobile home placed on a lot meets all of the applicable requirements of this Law and that the Wyoming County Health Department has certified that the sewage disposal system has been properly installed and meets or exceeds the minimum operating standards of the Sanitary Code.~~

SECTION 1203 — AREA AND YARD REQUIREMENTS

~~The minimum area and yard requirements for individual mobile homes are specified in the schedule of this Law.~~

SECTION 1204 — OTHER REQUIREMENTS

~~A. Placement of individual mobile homes must comply with the minimum area requirements for a one (1) family dwelling in that district, including, but not limited to: lot size and width, yard areas and off street parking.~~

~~B. No mobile home on an individual lot may be occupied unless the occupant of the mobile home is either the owner of the premises on which the mobile home is placed or the employee of the owner of the premises.~~

~~C. No more than one (1) mobile home shall be permitted to park upon any one (1) lot or parcel of land except in a mobile home park and subject to the rules and regulations of this Law.~~

~~D. Mobile homes owned by guests of owners shall not be permitted to remain upon private property for a period in excess of twenty one (21) consecutive days in any three (3) month period calculated from the day when such mobile home is placed on the premises.~~

~~E. No more than one (1) family shall occupy any mobile home dwelling in the Town of Middlebury.~~

~~F. No person shall be permitted to purposely lease land to place a mobile home thereof to avoid the purposes and purports of this Law and should any person do so, both the lessor and the lessee shall be guilty of violating this Law and subject to the penalties thereunder.~~

~~G. The provisions of this Law shall not be deemed to include camping trailers in storage which are not the principal living quarters of the owner.~~

~~H. All mobile homes must be supplied with running water tested and approved by the Wyoming County Health Department.~~

~~I. All mobile homes shall be placed directly upon a permanent foundation consisting of a floor of at least six (6) inches of poured concrete, or eight (8) inch cement block, placed upon a poured concrete footer that meets the Fire and Building Code of Wyoming County.~~

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- ~~J. All mobile homes shall be secured to the permanent foundation in at least each corner by steel rods which are anchored down through the foundation wall into the footer, said footer shall meet the Fire and Building Code of Wyoming County.~~
- ~~K. An addition may be made to a mobile home provided that the total building area thereof does not exceed fifty (50) percent of the building area of said mobile home.~~
- ~~L. Each mobile home lot shall contain a home stand to provide adequate support for the placement and tiedown of the mobile home, said home stand shall meet the Fire and Building Code of Wyoming County.~~
- ~~M. All occupied mobile homes shall be set on a stand and skirted with a non-combustible material, which shall be installed on all sides of the mobile home and constructed from the said side walls to the level of the surrounding grounds, so as to enclose the area between the floor of the mobile home and the said surrounding ground. Such skirting is to be properly ventilated and be completed within thirty (30) days after placement of the mobile home on the site.~~
- ~~N. Any camping trailers or mobile campers to be used for occupancy set up outside of an approved campsite must meet all the rules and regulations pertaining to mobile homes.~~