

5.2.3 STANDARDS FOR MANUFACTURED HOMES

(Heretofore known as mobile homes, trailers, double-wides, etc.)

5.2.3.1 GENERAL REGULATIONS

(1) All manufactured homes, whether or not in Manufactured Home Parks, must meet the Town of Denning's standards for manufactured homes. These follow the Residential Code of New York State, Appendix E, as reproduced herein:

(Insert copy here of Appendix E)

(2) A manufactured home which is not attached to a permanent foundation, camping trailers, tents or any other type of temporary dwelling unit is permitted only in a public or licensed campground, unless it is situated on its owner's property for the owner's personal use. (See 5.2.3.2.(3) and (4) below.

(3) Manufactured homes shall be used for single family dwelling purposes only.

(4) A manufactured home may be placed in the Town only after obtaining a Manufactured Home Permit (Building Permit) obtainable at the Town Hall, and shall require a Certificate of Occupancy before initial occupancy.

(5) Manufactured Homes not located in Manufactured Home Parks shall comply with all area and bulk requirements that apply to dwellings in the same zoning district.

(6) All Manufactured Homes shall be connected to an adequate supply of potable water approved by the Ulster County Department of Health, shall be connected to a septic system inspected and approved by the UCDOH or the New York City Department of Environmental Protection (DEP), and shall be connected to all applicable utilities. All of the foregoing connections or services shall be provided to the Manufactured Home before the issuance of the Certificate of Occupancy.

(7) Distribution systems for electricity, gas, telephone and fuel oil service to Manufactured Homes shall be installed and maintained in accordance with all applicable state and local regulations.

(8) Manufactured Homes are subject to all applicable provisions of regulations pertaining to Building Permits and Certificates of Occupancy.

(9) All Manufactured Homes shall have roofs with a minimum pitch ratio of three vertical to twelve horizontal.

(10) All Manufactured Homes shall have no fewer than two means of ingress/ egress.

(11) All Manufactured Homes must have a minimum of 700 square feet of living space.

5.2.3.2. EXCEPTIONS TO PERMANENT PLACEMENT REQUIREMENTS

(1) A Temporary Permit may be issued for the occupancy of a Manufactured Home on land owned by the occupants during the construction of a home thereon for a period not to exceed the duration of the Building Permit. However, if material progress on the construction ceases for 60 days, such a permit becomes void.

(2) A Manufactured Home Unit may be temporarily located in any zoning district for use as a construction field office. A construction field office may not be installed prior to 30 days before the commencement of a construction project and must be removed within 30 days after the completion of the construction project.

(3) It shall be unlawful to store any Manufactured Home on any property within the Town of Denning for more than 30 days unless it is stored on the owner's property or on the lot of a motor vehicle dealer. No more than three Manufactured Homes may be stored on any property without obtaining a Special Use Permit to operate a motor vehicle dealer's lot.

(4) Any Manufactured Home other than a camper or recreational vehicle stored on the owner's property longer than two years after the adoption of this subsection which remains unoccupied and is not connected to utilities as prescribed in the pertinent Town regulations must be removed.

5.2.3.3. NON-CONFORMING MANUFACTURED HOMES

(1) Any Manufactured Home in existence at the time of the adoption of this subsection which is not in full compliance with this chapter may remain in its existing location unless it contravenes 5.2.3.2.(4) and may not be otherwise relocated in the Town.

5.2.3.4. MANUFACTURED HOME PARK SPECIAL USE PERMIT

(1) Any applicant for a Manufactured Home Park Special Use Permit shall state that he or she as an agent or owner shall be responsible for the proper maintenance and upkeep of the proposed park and shall furnish the following information:

- A. Boundaries of the plot
- B. Entrances, exits and walkways
- C. Location of the Manufactured Home sites

- D. Setbacks and landscaped buffer areas
- E. Location of the storage building
- F. Location of recreational areas.
- G. Location of visitor parking
- H. Method and plan of sewage disposal
- I. Method and plan of refuse and garbage recycling and disposal
- J. Water supply
- K. Electric power supply
- L. Method and plan for fuel supply and storage
- M. Owners' and operators' names, addresses, phone numbers and other contact information

(2) The Town Board shall, by resolution, establish and periodically update an annual permit fee for the operation of a Manufactured Home Park.

(3) No person shall operate a Manufactured Home Park prior to the issuance of a Special Use Permit.

(4) Permits shall not be transferable or assignable.

(5) Permits shall be valid to the end of the year and shall be renewed annually.

(6) Renewal applications shall be filed with the Code Enforcement Officer before the first day of November next preceding the expiration of the original permit or any renewal thereof. Prior to the issuance of a renewal permit the Code Enforcement Officer shall inspect the premises and report his findings to the Planning Board.

5.2.3.5 MANUFACTURED HOME PARK REGULATIONS

(1) No more than (1) one Manufactured Home stand shall be permitted per site, and no more than fifty (50) Manufactured Home sites shall be permitted per Manufactured Home Park.

(2) Each Manufactured Home site shall contain a minimum of ten thousand (10,000) square feet. Density of Manufactured Home sites within the Manufactured Home Park shall not exceed two (2) sites per acre.

(3) All Manufactured Homes and accessory structures shall be set back at least two hundred (200) feet from any street or right of way, one hundred fifty(150) feet from any property line and forty feet from the center line of any internal private street. Minimum separation distance between Manufactured Homes shall be seventy five (75) feet.

(4) Each Manufactured Home site shall be provided with at least two (2) spaces to park cars, in addition to one (1) car space for visitors to each two (2) home sites. Parking spaces shall be no less than two hundred (200) square feet in area.

(5) A one hundred (100) foot landscaped and planted buffer area shall surround the Manufactured Home Park.

(6) A Manufactured Home Park shall be located on a well-drained site suitable for the purpose, with all roads constructed to meet the existing specifications of the Zoning Law. It shall have an adequate frontage to a public road sufficient to provide safe sight lines for vehicles entering and leaving the Park. Access to the Manufactured Home Park shall be provided by no more than two connections to a public road.

(7) Each Manufactured Home Park shall have a central water supply that is approved by the Ulster County Department of Health prior to issuance of a Special Use Permit. The flow of water shall be sufficient to provide each Manufactured Home site with at least three gallons of water per minute. No expansion of the number of sites in the Park shall be permitted unless the supply of water to each site can be maintained at that level.

(8) Water tanks used in providing an adequate water supply to the Manufactured Home Park must not be visible from any Town road at any time of the year.

(9) Each Manufactured Home Park shall have a central sewage disposal system of adequate capacity which must be approved by the Ulster County Department of Health (UCDOH) and the New York City Department of Environmental Protection (DEP) prior to the issuance of a Special Use Permit. No expansion of the number of sites in the Park shall be permitted unless the DEP certifies that the septic system is adequate to meet the increased flow.

(10) Adequate refuse and recycling receptacles with tightly fitting covers shall be provided for each Manufactured Home. These receptacles shall be kept in sanitary condition and emptied at least once a week by the permit holder or his agent. The permit holder shall employ a private firm to carry away these receptacles.

(11) Storage space within a building shall be provided in an amount equal to at least four hundred (400) cubic feet for each home site in the Park, and the building shall be located at the rear of the lot.

(12) All service buildings and the grounds of the Park shall be kept clean and free from any condition that would be detrimental to the health of the occupants.

(13) All utilities, including electric power, telephone service, cable or central satellite television service shall be installed underground.

(14) Park roads shall be kept passable, potholes shall be periodically repaired and roads shall be kept free of snow and ice by the permit holder.

(15) All home sites shall be numbered and the numbers displayed on each site in a manner making evident the site number to an emergency response. The permit holder shall keep a record of all occupants of the Park. A copy of this record shall be given to the local fire and emergency departments. Updated copies of this record shall be provided to these departments whenever changes in the record are made.

(16) Any additional living space added to a Manufactured Home shall require a Building Permit and shall be no more in total than one third of the original Manufactured Home area. No other buildings will be permitted on the site.

(17) A smooth, hard surface, year round paved patio area shall be provided for each Manufactured Home site measuring not less than ten by eighteen feet (10 X 18). Such patio shall be located adjacent and parallel to the Manufactured Home.

(18) Dead-end streets shall be limited to a length of six hundred (600) feet and shall be provided with a turn-around having an outside radius of sixty (60) feet.

(19) Grades of internal private streets shall not exceed fifteen (15) percent.

(20) All Manufactured Home Parks containing ten (10) or more Manufactured Home sites shall provide one or more recreation areas covering at least ten (10%) percent of the total Park area, which shall be accessible to all Park residents. Setbacks from street and property lines and landscaped buffer zones shall not be deemed to be part of the recreation area.

(21) Home occupations requiring a Permit under Section 4.1 of the Town of Denning Zoning Law in Manufactured Home Parks are limited to employing only the residents of the home. A truck owner-operator shall operate only one truck from the Manufactured Home Park and maintain no freight storage beyond what is allowed to any resident. Parking for such trucks must be provided by the Park owner in an area separate from the residential lots.

(22) No more than one (1) Manufactured Home Park will be permitted in the Rural District, no more than one in the hamlet district of Claryville and no more than one in the hamlet district of Sundown.

5.2.3.6 INSPECTION

(1) Before any Park commences operation the Code Enforcement Officer shall make an inspection of the premises to insure that all requirements of this law and the Zoning Law are met. If all conditions have been met the Code Enforcement Officer shall then issue a Certificate of Occupancy. No use shall be permitted until such Certificate(s) have been issued.

5.2.3.7 REVOCATION OR SUSPENSION OF LICENSE

(1) Under Section 6.1 of the Denning Zoning Law the Code Enforcement Officer is authorized to enter and inspect any Manufactured Home Park established under this Chapter and impose penalties under Article 6.5.1. In addition, the Town Board may suspend the permit of the facility and, after notice and opportunity to be heard, order it closed or removed.