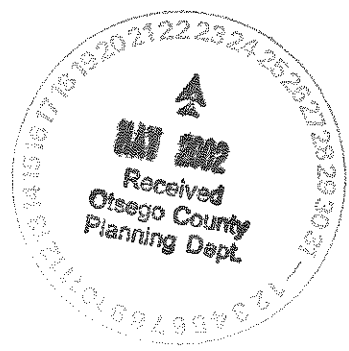


~~up to date~~
3/06

ORIGINAL

ORDINANCE REGULATING
MOBILE HOME PARKS
TOWN OF RICHFIELD
OTSEGO COUNTY, NEW YORK

Adopted 6/1/89



ORDINANCE REGULATING MOBILE HOME PARKS

ARTICLE 1 ENACTMENT, TITLE AND PURPOSE

Section 1.1 Enactment

The Town Board of the Town of Richfield, in the County of Otsego, on this first day of June, 1989, under the authority of Section 261 of Article 16 of Chapter 52 of Consolidated Laws of the State of New York, hereby ordains and enacts the following regulations.

Section 1.2 Title

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

Section 1.3 Purposes

This ordinance is designed to promote the health and general welfare of the residents of mobile home parks, to provide adequate light and air, to prevent overcrowding and in so doing to take into account the reasonable interests of all residents of the town in general.

Section 1.4 Application

The provisions of this ordinance shall be applicable to all mobile home parks situated in the Town of Richfield, exclusive of the incorporated Village of Richfield Springs.

Section 2.1 Meaning of Words

Except where specifically defined by this article, all words used in this ordinance shall carry their customary meanings.

Section 2.2 Definitions

Mobile Home: Any portable or mobile structure or designated to be for living purpose, with or without rigid supports and with or without its wheels, rolls or skid in place. This definition is to include traveling trailers.

Mobile Home Park: A parcel of land on which space is rented or leased for accommodation of five (5) or more mobile homes, and to be amended at such time as do the State of New York and/or County of Otsego.

Mobile Home Site: An area within a Mobile Home Park designated for the exclusive accommodation of one Mobile Home.

Service Roadway: A thoroughfare entirely within a Mobile Home Park.

Buffer Zone: An area on the perimeter of a Mobile Home Park devoted entirely to landscaping and on which no vehicle, mobile home or structure may be maintained or erected, and which may not be used for storage of any kind.

Setback: That portion of a Mobile Home Site on which no portion of a Mobile Home or structure of any kind may be maintained.

ARTICLE 3 REGULATIONS

Section 3.1 Licensing

All Mobile Home Parks shall be licensed by the Town Board. Mobile Home Parks existing at the time of enactment of this ordinance shall be licensed within ninety (90) days of the enactment of this ordinance regardless of whether they are in conformance with the regulations contained herein but shall not be required to be brought into compliance with this ordinance so long as they are not enlarged, but no Mobile Home Park shall be created or enlarged unless such park shall be in full compliance with all of the provisions of this ordinance. Each Mobile Home Park license shall be issued for a period of three (3) years and shall be renewable for an unlimited number of additional periods of three (3) years. No license shall be issued for a new or enlarged Mobile Home Park until the Town Planning Board has approved a site plan therefore in accordance with the provisions of this ordinance and the conditions of such approved site plan are continuously satisfied. The fee to be paid by the applicant for the licensing or relicensing of a Mobile Home Park shall be the sum of fifty dollars (\$50.00), and upon the failure of timely payment of any such fee, the owner of the subject Mobile Home Park shall be liable for payment of a penalty of ten dollars (\$10.00) for each day that said fee shall remain unpaid, up to a total of one hundred eighty (180) days and thereafter said penalty shall be assessed at the rate of twenty-five dollars (\$25) for each day that said fee shall remain unpaid and in the failure of the payment of such license fee together with all penalty accumulations resulting from such failure of timely payment within one (1) year following the original payment due date of such license fee, the Town of Richfield shall add said license fee and penalties to the next real property tax bill on the real property underlying the Mobile Home Park.

Section 3.2 Water and Sewer Service

This ordinance does not establish or impose any regulations respecting water and/or sewer service other than as enacted by the County of Otsego and/or the State of New York as from time to time amended, and such facilities shall be approved by the County of Otsego and/or State of New York Department of Health and/or any other department or agency of the State of New York all as shall be from time to time appropriate.

Section 3.3 Foundations and Anchoring

This ordinance does not impose or establish any regulations respecting the foundations and anchoring of mobile homes other than as may be enacted by the County of Otsego as from time to time amended.

Section 3.4 Buffer Zones

Each Mobile Home Park shall contain a buffer zone or zones of a minimum width of fifty (50) feet measured from the nearest edge of any adjacent public right of way and the boundary line of any mobile home site, and a minimum width of twenty (20) feet measured from any other side line or the back line of the Mobile Home Park and the boundary line of any mobile home site. Such buffer zone or zones shall not be used in any respect for parking, storage, or any building or structure of any kind or nature.

Section 3.5 Mobile Home Site Area Dimensions

Each mobile home site shall contain a ground area of no less than ten thousand (10,000) square feet, and the longest dimension thereof shall not be greater than double the width thereof. No more than one (1) mobile home shall at any time be situated on any mobile home site.

Section 3.6 Off-Street Parking

Off-street parking shall be provided on each mobile home site adjacent to its mobile home for a minimum of two (2) automobiles.

Section 3.7 Service Roadways

All mobile home sites shall be accessible from a service roadway not less than thirty (30) feet in width.

Section 3.8 Setbacks

Each mobile home shall be setback from each boundary line of the mobile home site on which it is situated a minimum of ten (10) feet.

Section 3.9 Other Landscaping

Exclusive of buffer zones as described in Section 3.4, a portion of each mobile home park no less than fifteen percent (15%) of the total area thereof shall be designated as green areas which shall be landscaped and planted and maintained with trees and shrubs.

Section 3.10 Storage, Auxiliary Structures, and Junk Cars

Each mobile home site may contain only one (1), one story maximum dimension 8'x12' storage shed and, otherwise, no outside storage of any kind shall be permitted nor shall there be permitted to be kept anywhere in any mobile home park any motor vehicle that is not in running condition and/or is not currently licensed. An attached structure to mobile may be added if used as a carport or porch.

Section 3.11 Fire Protection

Fire Protection shall be controlled by State, County and Local Fire Dept. regulations for mobile home parks.