

ARTICLE VII – SINGLE MOBILE
HOMES AND MOBILE HOME PARKS

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SECTION 701 SINGLE MOBILE HOMES

A. General Criteria

1. The mobile home units shall comply with the current Construction and Safety Standards set forth by the United States Department of Housing and Urban Development (Code of Federal Regulations (CFR), Title 24, Housing and Urban Development, Chapter XX, Office of Assistant Secretary for Housing-Federal Housing Commissioner, Department of Housing and Urban Development, Part 3280, Manufactured Mobile Home Construction and Safety Standards).
2. Placement of the mobile home 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, parking and finished grade.
3. Mobile homes shall be installed in compliance with the New York State Uniform Fire Prevention and Building Code (NYCRR Title 9, Subchapter D, Part 1223 Installation Standards). All mobile homes shall be placed on a permanent, free from frost foundation and have permanently maintained skirting.
4. The water supply system and sewage disposal system for the mobile home shall be approved by the County Health Department.
5. Mobile homes in the Town of Alexander shall not be relocated in said Town without compliance with this Section.
- 6.. Additions or extensions shall be limited to an entryway no larger than fifty (50) square feet.
7. A single-wide (fourteen (14) feet wide or less) mobile home may be located on a farm to house a full-time farm worker if the general criteria in Section 701.A.1-6 are met along with the following criteria:
 - a. The farm owner shall annually certify in writing to the Zoning Enforcement Officer that the resident of the mobile home is a full-time worker on the farm on which the mobile home is located.
 - b. The farm worker shall also annually certify in writing to the Zoning

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Enforcement Officer that if the mobile home is no longer occupied by a farm worker, the mobile home will be removed within sixty (60) days.

B. Criteria For Temporary Residence

Single mobile homes may be temporarily occupied as a one (1) family residence on any lot in an R or A-R District for a maximum period of two (2) years under the following circumstances and upon the issuance of a special use permit.

1. Home Building - If the owner of a vacant lot has been issued an active, valid zoning permit by the Town of Alexander for the construction of a private dwelling on the lot in question.
2. Fire or Other Disaster - The existing dwelling on the lot has been damaged in such a manner as to make it uninhabitable.
3. Mobile homes occupied as temporary residences shall have a minimum floor area of six hundred (600) square feet exclusive of any porches, additions or other extensions.
4. Additions or extensions shall be limited to entryways no larger than fifty (50) square feet.
5. The mobile home shall immediately be removed upon expiration of the permit.

SECTION 702 MOBILE HOME PARKS

A mobile home park may be located in the Agricultural-Residential (A-R) District provided the following criteria are met and a special permit is issued.

A. Standards and Requirements for the Construction of Mobile Home Parks

Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the mobile home park occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to predictable sudden flooding or erosion and shall not be used for any purpose which would expose person or property to hazards.

1. Site, Size, Density and Setback Requirements

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- a. The minimum size for mobile home parks shall be ten (10) acres.
- b. The maximum number of mobile home spaces shall not exceed five (5) per gross acre.
- c. Each mobile home park shall set aside ten percent (10%) of the total acreage of the site as open space and recreation area.
- d. A setback of seventy-five (75) feet shall be observed from the right-of-way of any public road bordering the site to any mobile home in the park.
- e. A setback of fifty (50) feet shall be observed from any property line excluding the right-of-way of any public road to any mobile home in the park.
- f. The site shall be located and laid out so that no mobile home shall be closer than five hundred (500) feet to any existing single family or two (2) family dwelling.

2. Lot Size, Density and Setback Requirements

- a. The minimum lot in a mobile home park shall be eight thousand (8,000) square feet, with a minimum width of seventy (70) feet and a minimum depth of one hundred (100) feet.
- b. A mobile home having a width of twenty-four (24) feet or more shall be located on a lot having an area of at least ten thousand (10,000) square feet with a minimum width of eight (80) feet.
- c. No mobile home shall be closer than thirty (30) feet to another mobile home or other structure in the park.
- d. Each mobile home located in a mobile home park shall have a front yard, a rear yard and two (2) side yards. No side yard or rear yard space shall be less than fifteen (15) feet in depth and no front yard shall be less than twenty-five (25) feet in depth.
- e. There shall be a minimum setback of twenty-five (25) feet observed from an abutting park street to any mobile home in the park.
- f. Maximum height for buildings shall be thirty-five (35) feet.

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3. Site Layout and Design Requirements

The layout and design of the mobile home park shall conform with the following requirements:

a. Streets

- i. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways, or other means. Each mobile home space in a park shall have direct access to a street.
- ii. All mobile home parks containing twenty (20) or more mobile home sites shall have access from two (2) points along a single public road, or if bordering on two (2) roads, access can be one (1) for each road, as long as such access points are separated by at least one hundred (100) feet.
- iii. Entrances to mobile home parks shall have direct connections to a public road and shall be designed to allow free movement of traffic on such adjacent public road. No parking shall be permitted on the entrance street for a distance of one hundred (100) feet from its point of beginning.
- iv. The street system should provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to five hundred (500) feet and their closed end shall be provided with an adequate turn around sixty-five (65) feet in diameter, cul-de-sac.
- v. Each mobile home space in a park shall have direct access to a roadway which roadway meets the minimum standards established by the Town Highway Superintendent or Town Engineer.
- vi. Grades of all streets shall be sufficient to insure adequate surface drainage, but should not be more than eight (8) percent.
- vii. Street intersections should generally be at right angles and

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in no case shall any angle or intersection be less than seventy-five (75) degrees.

- viii. Park entrances and exits shall be so located to provide a minimum of sight distance on the adjacent public road in both directions from the interior road at the point of intersection of not less than three hundred (300) feet.

b. Parking

- i. Two (2) car parking spaces shall be provided for each mobile home to meet the needs of occupants of the mobile home park and their guests without interference with normal movement of traffic.
- ii. At least one (1) parking space shall be situated on each unit, and the remainder may be located in adjacent parking bays along the park streets.
- iii. Parking may be in tandem.
- iv. Each parking space shall have dimensions of at least ten (10) feet by twenty (20) feet and shall have all weather surfacing.

c. Storm Water Drainage

- i. All mobile home parks shall be well drained and constructed so as to eliminate the accumulation of standing surface water for extended periods of time. The drainage system shall consist of buried corrugated steel pipe to carry storm water only or a series of well-constructed and properly maintained open ditches to carry surface runoff to off-site drainage channels or on-site drywells.
- ii. The drainage system shall be designed to adequately handle at least that storm water generated by the site during a ten (10) year storm as determined by the U.S. Army Corps of Engineers. It must be certified by the Genesee County Soil and Water Conservation District Office that the off-site downstream drainage system is capable of handling the runoff generated by the park during a ten (10) year storm.

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d. Buffer Zone

- i. There shall be provided a buffer area of at least ten (10) feet in width from any property line. Such buffer area shall be primarily clear of obstructions other than trees and other natural landscape and shall not be used for any above ground structures.
- ii. All mobile home parks, located adjacent to industrial or commercial land uses, shall be provided with screening such as fences or natural growth along the property boundary line separating the park and such adjacent nonresidential uses.

e. Recreation Area

- i. Not less than ten percent (10%) of the gross site area shall be devoted to recreation facilities, generally provided in a location or locations convenient to all.
- ii. Recreation areas may include space for community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops and service buildings.
- iii. Where compliance with Section 702(A)(1)(a) provisions result in undue hardship and/or individual lot areas are substantially above minimum standards and provide for sufficient outdoor recreation, an exemption may be granted by the Planning Board to an extent that an absolute minimum of one hundred (100) square feet per lot be considered sufficient for the site of a centralized recreation area, and provided that no recreation area shall contain less than five thousand (5,000) square feet.

f. Landscaping

Mobile home parks shall be landscaped to provide an attractive setting for mobile homes and other improvements, to provide adequate privacy, and pleasant outlooks for living units, to minimize reflected glare, and to afford summer shade. Such landscaping shall include the planting and maintenance of at least the following:

- i. Trees and shrubs at suitable intervals along park streets, within recreation areas, and around park borders.

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- ii. Special planting to screen objectionable views such as garbage and trash collection stations, nonresidential uses, and any unsightly objects or conditions on adjacent properties.
- iii. Lawns on all areas which are not paved or used as sites for mobile homes or buildings.

4. Lot and Mobile Home Requirements

- a. Each lot shall front on an approved interior street.
- b. Interior lots shall not be permitted to front on more than one (1) street.
- c. No more than one (1) mobile home may be placed on any lot.
- d. No mobile home shall be located within a park except in an authorized space.
- e. All mobile homes shall comply with the current Construction and Safety Standards as set forth by the United States Department of Housing and Urban Development and have a minimum floor area of seven hundred twenty (720) square feet, exclusive of any porches, additions or other extensions.
- f. Mobile homes shall be installed in compliance with the New York State Uniform Fire Prevention and Building Code.
- g. No addition shall be made to a mobile home except for a canopy and/or porch or entryway.
- h. One accessory building, not to exceed one hundred (100) square feet in dimension, may be located on each lot.
- i. Each lot shall be provided with approved connections for water and sewer in accordance with the regulations of the Genesee County and New York State Departments of Health.
- j. All utilities shall be underground.
- k. No front yard shall be used for storage.

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5. Required Site Improvements

- a. Water Supply System - All water supply systems shall be approved by the Genesee County Health Department.
- b. Sewerage Disposal and Treatment - All sewerage disposal systems shall be approved by the Genesee County Health Department.

6. Electrical Systems

- a. Except as otherwise permitted or required by this standard, all electrical installations in mobile home parks shall be underground, residential distribution designed and constructed in accordance with local electric utility and with the National Electrical Code. The point of the electrical connection for the mobile home shall be within the area of the mobile home stand.
- b. The mobile home park secondary electrical distribution system to mobile home lots shall be single phase, 120/240 nominal.
- c. For the purpose of this Section, where the park service exceeds two hundred forty (240) volts, transformers and secondary distribution panel boards shall be treated as services. Transformers shall be located in a closed or fenced in area that is locked at all times.
- d. Mobile home lot feeder circuit conductors shall have adequate capacity for the load supplied, and shall be rated at not less than one hundred (100) amperes at 120/240 volts.
- e. Provisions may be made for connecting a mobile home power supply assembly by a permanent wiring method, and the mobile home service equipment may provide for installation for at least one (1), fifty (50) ampere receptacle.
- f. Mobile home service equipment may also be provided with a means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a permanent wiring method.

7. Gas Distribution System

Gas equipment and installations within a mobile home park shall be

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designed and constructed in accordance with the applicable codes adopted by the local utility. Where the state or other political subdivision does not assume jurisdiction, such installations shall be designed and constructed in accordance with the appropriate provisions of the current edition of the American National Standard-National Fuel Gas Code.

8. Fuel Oil Distribution System

Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

9. Bulk Fuel Storage

A mobile home park shall be provided with facilities for the safe and efficient storage of required bulk fuels. Such facilities shall be in accordance with applicable codes and regulations.

10. Lighting

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

11. Service Buildings

- a. Each park shall make available community service buildings to house laundry and other sanitary facilities.
- b. Service buildings shall be located in such a way as to prohibit primary access directly adjacent to a mobile home lot.
- c. Service buildings housing sanitation and laundry facilities or any other facilities shall be permanent structures complying with the New York State Sanitary Code and/or all applicable Zoning Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems enacted or adopted by the Town.

B. Mobile Home Park Maintenance Standards

1. Refuse Disposal

- a. The park owner is responsible for provision of refuse pickup and

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disposal.

- b. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- c. No refuse or other organic material shall be placed, stored or dumped in other than refuse containers or dumpsters anywhere in the park. The existence of any refuse or rubbish outside a container for more than twenty-four (24) hours shall be a violation of this Zoning Ordinance.

2. Fire Protection

- a. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- b. Fire shall be made only in stoves and other equipment intended for such purposes.

3. Responsibilities of the Park Owner and Management

- a. The person to whom a special use permit for a mobile home park is issued shall operate the park in compliance with this Zoning Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- b. The park management shall supervise the placement of each mobile home on its mobile home stand and the installation of all utility connections.
- c. The owner of a mobile home park shall develop a regular program of park maintenance which shall attend to such items as grass cutting, maintained buffer zones and open drainage ditches, roadway and parking area repairs, cleaning and maintenance of service buildings, and whatever regular maintenance operations are required by the water supply system, sewerage system, and other services provided by the park. This maintenance program shall be presented to the Town Planning Board at the time the special use permit is applied for under Section 808 of this Zoning Ordinance and, once approved, a copy thereof filed with the Town

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Clerk and Zoning Enforcement Officer. A copy shall also be furnished to all residents of the park and be posted in conspicuous places throughout the park.

4. Responsibilities of Park Occupants

Park occupants shall comply with all applicable requirements of this Zoning Ordinance and regulations issued hereunder and shall maintain their mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

5. Temporary Living Units

No occupied travel trailers, recreational vehicles or other form of temporary type living units shall be permitted in a mobile home park except in compliance with Section 611. Unoccupied travel trailers and recreational vehicles shall be stored in areas designated for the storage of such units.

C. Mobile Home Park Special Use Permits

1. Annual Inspection

Pursuant to Section 808, the Zoning Enforcement Officer shall inspect at least annually the operation of a mobile home park to make sure it complies with the provisions of this Zoning Ordinance and any and all conditions prescribed by the Planning Board when issuing the special use permit.

2. Compliance With Regulations

Before receiving a special use permit for a mobile home park, the owner thereof shall make an adequate showing that the subject property complies with the provisions of this Section.