

Mobile Home By-law Summary

Permit Requirement for Mobile Home Parks:

You need permission from the Inspector to build, change, fix, maintain, or run a mobile home park in the town.

Application Process:

To get a permit, submit an application to the Inspector. Include:

- Proof you own or lease the land.
- Plans showing the park's layout, including spaces, buildings, roads, and utilities.
- Any other info the Board or Inspector needs to check if your park follows the rules.

Approval Process:

- The Board must approve the park's site and plan before the Inspector can issue a permit.
- The Inspector won't grant a permit if the Board disapproves or if your park doesn't meet the rules.
- If the Board rejects your application or if your park violates rules, the Inspector can refuse or cancel your permit.
- Refusals will be in writing, explaining the reasons.

Permit Duration:

- Permits last 12 months but can be renewed if work has started.

License Requirement for Mobile Home Parks:

- You must get a license from the Clerk of Licenses to operate a mobile home park in the town.
- To get a license, you need:
 - o Inspector's permit.
 - o Approval from the Inspector that your park follows the rules.
 - o Pay a \$100 license fee.
- Licenses are valid until December 31 of the same year, or earlier if revoked.
- The Inspector reports yearly on each park's compliance with the rules.
- Clerk of Licenses can revoke if you break this by-law, building by-law, or zoning by-law.

Mobile Home Park Location, Space, and Layout Rules:

- Parks must be at least 100 feet from streets, well-drained, away from breeding places for insects or rodents.
- Each mobile home space must be at least 30 feet wide with 2400 square feet.
- Mobile homes must be 15 feet apart, and no closer than 10 feet to the park's boundary.
- Mobile homes must be set back 10 feet from park roads.
- No mobile home can stay in the park if there's no available space.

Roadway and Driveway Rules:

- Mobile homes need private roads at least 32 feet wide to connect to public streets.
- No parking on these roads unless they're public highways.
- Mobile homes must be next to driveways with clear access to public streets.
- Driveways must meet size requirements based on parking style.