

Section 4.12 Mobile Home Parks

(A) In accordance with the Act [§4412(1)(C)], no municipal zoning regulation shall have the effect of excluding mobile home parks from the town. New and expanded mobile home parks may be allowed in Zone D subject to conditional use review in accordance with Section 5.5 and the provisions listed in this section. New and expanded mobile home parks may be allowed in the Village Medium Density Residential Zone (VMDR Zone) subject to site plan review in accordance with Section 5.4 and the following provisions:

(1) The parcel of land for a new mobile home park shall have a minimum area of no less than 10 acres unless approved otherwise by the Development Review Board.

(2) A minimum of 10% of the total land area in a new mobile home park shall be set aside for common recreational use.

(3) Each mobile home plot shall be at least 10,000 square feet in area, as depicted on the site development plan, of which 6,500 square feet shall be provided for each site and at least 3,500 square feet for each mobile home in common open space, exclusive of streets.

(4) A landscaped buffer, a minimum of 100 feet in depth, shall be located adjacent to all parcel boundaries. The 100 feet buffer shall not be included in the calculation of recreational land or open space required under Subsection (2),

(5) All roads within a mobile home park shall comply with Section 6.9. Pedestrian paths connecting mobile home sites to common facilities and areas, or to public rights-of-way or pedestrian paths are recommended, and may also be required by the Board, as deemed necessary, to provide safe, interconnected pedestrian circulation.

(6) Each mobile home, and associated accessory structures, shall be setback a minimum of 20 feet from adjoining mobile home sites or 50 feet from any road.

(7) Parking shall be provided in accordance with Section 3.11 and may include a combination of individual and shared parking areas. At least two (2) parking spaces shall be available for each home site.

(8) All mobile homes shall be placed on a concrete pad or enclosed foundation.

(9) All utilities shall be buried underground, unless this requirement is specifically waived by the Development Review Board.

(10) Mobile home parks shall meet all applicable requirements of these regulations, including all applicable general requirements under Article 3.

(11) Mobile home parks shall comply with all state regulations including regulations pertaining to potable water supply and wastewater disposal systems.

(12) Mobile home parks may include as accessory to the park, subject to conditional use review in Zone D or site plan review in the VMDR Zone, an office and common laundry, storage, parking and recreation facilities for use by park residents and their invited guests.

(B) The mobile home park owner, or designated operator, as a condition of Board approval, shall:

(1) Maintain all park buildings, roads, parking areas, paths, utilities, infrastructure, landscaping open space and common areas in good condition, and shall provide for the regular collection and removal of recyclables, waste and garbage; and

(2) Remove snow from all park roads, parking and service areas. Failure to meet these operation and maintenance requirements shall constitute a violation of permit conditions and these regulations, subject to enforcement action under Section 7.7.

(C) Changes or alterations to park area, design, layout or common facilities are subject to conditional use review and Section 4.12 provisions in Zone D or site plan review and section 4.12 provisions in the VMDR Zone. The owner of a mobile home within an approved mobile home park, however, may apply for a zoning permit under Section 7.1 for a replacement home, deck, accessory structure or addition which meets site setback requirements under Subsection (A), without additional approval by the Development Review Board.

(D) In accordance with the Act [§4412(7)(B)], if a mobile home park legally in existence as of the effective date of these regulations is determined to be nonconforming under these regulations, its nonconforming status shall apply only to the park as a whole, and not to individual mobile home sites within the park. Accordingly, the requirements of Section 3.10 shall not apply to an individual mobile home site for the purpose of replacing an existing mobile home on the site with a mobile home of the same or larger footprint, as long as a distance of at least 10 feet is maintained from adjoining mobile home sites. Sites within an existing park that are vacated shall not be considered discontinued or abandoned.

(E) A mobile home park shall be considered the principal use of a parcel which shall be retained in common ownership and management. Individual mobile home sites may be subdivided from the rest of the park for sale only in accordance with all applicable requirements of these regulations pertaining to subdivisions and single family dwellings.

(F) Mobile home park sales may be allowed in association with an established or proposed mobile home park only as a “mixed use” subject to conditional use review under Section 4.10.