

**TITLE 7**  
**BUILDING REGULATIONS**

Subject	Chapter
Mobile Homes And Mobile Home Parks .....	1

## CHAPTER 1

**MOBILE HOMES AND MOBILE HOME PARKS**

## SECTION:

- 7-1-1: Definitions
- 7-1-2: Permit To Establish Mobile Home Park; Fees
- 7-1-3: Mobile Home Park; Site Plan, Drainage, Water And Sewer Facilities
- 7-1-4: Mobile Homes Outside Park; Application
- 7-1-5: Specifications For Mobile Homes
- 7-1-6: Penalty

7-1-1: **DEFINITIONS:** For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

**LOT AREA:** The total area reserved for exclusive use of the occupants of a mobile home or trailer.

**LOT LINE:** A line bounding the lot as shown on the accepted plan or plat.

**MOBILE HOME LOT:** A parcel of land located within or without a mobile home park for the placement of a mobile home or trailer and exclusive use of its occupants.

**MOBILE HOME OR TRAILER PARK:** Any land within the town of Clearmont upon which two (2) or more trailers or mobile homes shall be parked and occupied for living purposes.

**PERMIT:** A written document issued by the town clerk of the town of Clearmont permitting any person to operate and maintain a mobile home park or to locate, place, use or establish a mobile home

within the town of Clearmont under the provisions of this chapter.

- PERSON:** Any firm, individual, trust, partnership, public or private corporation.
- PLAT:** Any map, lot plan or chart indicating the location and boundaries of properties consisting of two (2) or more lots for mobile homes or trailers.
- SITE:** A parcel of land consisting of one or more lots or portions thereof for the use, placement or location of a mobile home or mobile homes, and which is described by reference to a plat or by a metes and bounds description.
- TRAILER OR MOBILE HOME:** The terms "trailer" or "mobile home" are used interchangeably in this chapter and shall mean any vehicle or similar portable structure mounted or designed for mounting on wheels, used or intended for use for dwelling purposes, including any structural additions thereto, except parked and unoccupied camping type trailers. Any such vehicle or structure shall be deemed a mobile home or trailer whether or not the wheels have been removed therefrom and whether or not resting upon a temporary or permanent foundation. (Ord. 70, 12-2-1974)

**7-1-2: PERMIT TO ESTABLISH MOBILE HOME PARK; FEES:**

- A. **Permit Required:** No person shall establish a mobile home park within the town without having first obtained a permit therefor. The application for permit supplied by the town clerk shall include at least the following:
1. The name, address and telephone number of the property owner and person desiring to establish the mobile home park.
  2. A site plan showing the location of the park and the lot sizes for the mobile homes and trailers, the location of all streets, alleys and parks, if any.

3. The location of all structures to be placed in the park other than mobile homes.

4. The location of all sewer, water and public utility easements.

- B. Permit Fee: An application for a permit for a mobile home park shall be accompanied by a check, cash or money order in the amount of fifty dollars (\$50.00), and in addition, ten dollars (\$10.00) per trailer space, which amounts shall be retained by the town. (2015 Code)

**7-1-3: MOBILE HOME PARK; SITE PLAN, DRAINAGE, WATER AND SEWER FACILITIES:**

- A. The site plan for a mobile home park must demonstrate that the proposed location is well drained, not adjacent to any swamps or marshes, has an adequate supply of water under pressure, and sewer facilities for each mobile home space.
- B. No permit shall be issued unless the water and sewer systems for the entire mobile home park meet all utility regulations under title 6, "Public Utilities", of this code. (2015 Code)

**7-1-4: MOBILE HOMES OUTSIDE PARK; APPLICATION:**

- A. One Mobile Home Per Lot: Only one mobile home or trailer shall be placed on any town lot and no other dwelling structure may be located upon the same lot.
- B. Location On Lot; Raising Above Grade: All mobile homes or trailers shall follow all town zoning regulations and no trailer or mobile home shall be raised more than forty two inches (42") above grade unless prior approval thereof is obtained and indicated upon the permit.
- C. Application For Placement: Any person desiring to locate, park, use or place any mobile home or trailer on any lot or site within the town which is outside an established mobile home park shall be required to make application therefor upon a form supplied by the town clerk. The application shall include at least the following:
1. The name, address and telephone number of the property owner and the person desiring to place the mobile home or trailer within the town.

2. The exact legal description of the town lot or site upon which said mobile home or trailer will be placed. (2015 Code)

**7-1-5: SPECIFICATIONS FOR MOBILE HOMES:**

- A. **Compliance With Codes:** Any mobile home or trailer permitted in or outside a mobile home park shall comply with any duly adopted and applicable building codes of the town.
- B. **Other Requirements:** Any mobile home or trailer, whether located in or outside the established mobile home park, shall be supported by fireproof materials and shall be skirted with one hour fire rated material from the floor to grade level, and all connections between any mobile home or trailer and the sewer system shall be sealed airtight with a trap or vent in place. (2015 Code)

**7-1-6: PENALTY:** Failure on the part of any person, firm or corporation to comply with any of the provisions of this chapter shall constitute a misdemeanor and subject the violator to penalty as provided in section 1-4-1 of this code. (2015 Code)