

**TOWN OF JAFFREY
NEW HAMPSHIRE**

MANUFACTURED HOUSING/MOBILE HOME PARK REGULATIONS

SECTION I: GENERAL AND DEFINITIONS

1.1 Manufactured Housing/Mobile Home Parks

Parks and portions thereof intended for parking of manufactured housing/mobile homes shall comply with the requirements that follow:

1.2 Definitions

- 1.2.1 “Manufactured Housing/Mobile Home” - A detached residential dwelling unit designed for transportation, after fabrication, on streets or highways on its own wheels and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for assembly operations, location on jacks or other temporary or permanent foundations, and connection to utilities. A travel trailer used for residential purposes on a permanent basis shall be subject to these regulations.
- 1.2.2 “Manufactured Housing/Mobile Home Park” - A parcel of contiguous property that has a minimum size of 10 acres and is platted for the development of manufactured housing/mobile home lots. (Amended 2000)
- 1.2.3 “Manufactured Housing/Mobile Home Lot” - That parcel of a manufactured housing/mobile home park that provides facilities for long-term occupancy of a manufactured housing/mobile home and meets all the requirements of Section IV of these regulations. (Amended 2000)
- 1.2.4 “Manufactured Housing/Mobile Home Stand” - That part of an individual manufactured housing/mobile home lot that has been reserved for the placement of a mobile home, appurtenant structures, or additions.

SECTION II: NONCONFORMING USES

- 2.1 Any lawful manufactured housing/mobile home or manufactured housing/mobile home park existing at the time of the adoption of this section may be continued although it does not conform to the standards and provisions contained herein. All such manufactured housing/mobile home parks, however, must comply with and maintain the minimum standards set forth in the “Sanitary Laws and Regulations” of the New Hampshire State Department of Health for manufactured housing/mobile home and parks. Any nonconforming manufactured housing/mobile home park that is discontinued shall not be issued a permit for reestablishment except in conformity with this ordinance. The owners of an existing manufactured housing/mobile home in a manufactured housing/mobile home park may obtain a permit to replace it. Expansion or alteration of a manufactured housing/mobile home park shall require Planning Board approval. (Amended 2000)

SECTION III: PERMITTED USES (Amended 2000)

- 3.1 Generally accepted residential uses, including home occupations (*see Zoning Ordinance 4.16*) are permitted in manufactured housing/mobile home parks with the following exception:
- 3.1.2 Only those home occupations which involve no visual or vehicular impact are permitted in manufactured housing/mobile home parks.

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SECTION IV: LOCATION, SIZE, AND LOTS

- 4.1 Manufactured housing/mobile home parks shall be located on a well drained site, with slope not to exceed 8%, properly graded to ensure rapid drainage and freedom from stagnant pools of water. The site shall not be exposed to objectionable smoke, noise, odors, or any other adverse influences, and no portion subject to unpredictable, sudden flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards. (Amended 2000)
- 4.2 The area of a manufactured housing/mobile home park shall be a contiguous parcel of property and have a minimum size of 10 acres and visually buffered from abutters and public roads. (Amended 2000)
- 4.3 A manufactured housing/mobile home lot shall be complete before occupancy is permitted. The minimum lot size shall be 6,000 square feet of area and shall be at least 60 feet wide. Lots occupied by mobile homes exceeding 14 feet in width shall have a minimum area of 7,000 square feet and shall be at least 70 feet wide. Any accessory structure that is attached to a manufactured housing/mobile home for purposes of clearance and setback requirements shall be considered part of the mobile home. An accessory structure is defined as an attached unit such as, but not limited to, deck/porch, carport, breezeway, or attached garage. Detached structures are subject to the restrictions of the manufactured housing/mobile home regulations such as setbacks. No manufactured housing/mobile home shall be located closer than 15 feet to a paved street or service buildings within the park. A minimum of 15 feet shall be maintained between a manufactured housing/mobile home and its side and rear lot boundaries. (Amended 2000)
- 4.4 Before a manufactured housing/mobile home may be placed on a previously unoccupied lot or before a manufactured housing/mobile home may replace another on a previously occupied lot, the owner(s) must apply to the Selectmen for a building permit.
- 4.5 For every 30 lots in a manufactured housing/mobile home park, a 12,000 square-foot area shall be dedicated as permanent common open space. Open space land may be kept in its natural state, forested, used for noncommercial agriculture and gardening and used for noncommercial recreation, including hiking trails. Forested land may be harvested, subject to the best management practices in accordance with accepted forestry standards. No more than 5% of the open space may be covered by any impervious materials. No construction of buildings is permitted in open space land except as strictly ancillary to the uses described.(Amended 2000)

SECTION V: STREETS, WALKS, PARKING, LIGHTING, AND STANDS

- 5.1 All manufactured housing/mobile home parks shall be provided with safe and convenient vehicular access from abutting public roads or streets to each manufactured housing/mobile home lot. All park streets shall be well drained, paved, and maintained in good condition and may not exceed a grade of 8%. All manufactured housing/mobile homelots shall have off-street parking areas and shall abut on a street at least thirty (30) feet in width; the street shall be paved to a width of at least twenty-two (22) feet and the shoulders graded and maintained so they are suitable for pedestrian travel.
- 5.2 No street names shall be used that will duplicate or be confused with names of existing streets within the park and the town. Street names shall be subject to approval by the Selectmen.
- 5.3 Walkways not less than three feet wide shall be provided from each manufactured housing/mobile home stand to the street. All service buildings shall have similar walkways.

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- 5.4 Off-street parking shall be provided in all manufactured housing/mobile home parks. Such parking shall be furnished at a rate of at least two car spaces for each lot. Required car parking shall be so located as to provide convenient access to the mobile home. No vehicles, including trucks, recreational vehicles, campers, trailers, buses or boats which exceed 22 feet in length and 9 feet in height shall be parked on the manufactured housing/mobile home lots but may only be parked in designated areas. Adequate off-street parking for non-resident visitors (at the rate of one space per unit) shall be provided. Said areas shall be located so as to provide convenient access to the homes. (Amended 2000)
- 5.5 All streets and walks within the park shall be adequately lighted at night. Lighting shall be subject to inspection and approval by the Selectmen. Furthermore, utility lines shall be underground. (Amended 2000)
- 5.6 The manufactured housing/mobile home stand shall provide an adequate foundation for the placement of a mobile home. Stand foundations shall be of such construction as to prevent heaving, shifting, or settling due to frost action. Every parking space for mobile units shall be provided with devices for anchoring the unit to prevent overturning or movement due to wind or seismic activity. Such devices may be eyelets securely anchored by concrete or some other similar means attached to the units frame. (Amended 2000)
- 5.7 All mobile home park designs shall not detract from any environmental features, including scenic views, that are present. (Amended 2001)

SECTION VI: WATER SUPPLY

- 6.1 An accessible, adequate, safe, and potable supply of water shall be provided each manufactured housing/mobile home by utilizing Town municipal water and sewer systems. (Amended 2000)
- 6.2 The water supply shall be capable of delivering a minimum of 150 gallons per day per mobile home.
- 6.3 The water supply system of the manufactured housing/mobile home park shall be connected by pipe to all mobile homes, buildings, and other facilities requiring water.
- 6.4 All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with Town regulations.

SECTION VII: ELECTRICAL DISTRIBUTION SYSTEM

- 7.1 All utility wires, cables and conduits shall be installed underground in accordance with accepted engineering practices. (Amended 2001)

SECTION VIII: REFUSE DISPOSAL

- 8.1 The storage, collection, and disposal of refuse in the manufactured housing/mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.
- 8.2 Where a municipal curbside disposal service is not available, the manufactured housing/mobile home park operator/owner shall provide covered, waterproof, pest-proof containers in sufficient number.

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All refuse shall be collected not less than once weekly and shall be transported in covered containers to a disposal site approved by the Town Board of Health. (Amended 2000)

- 8.3 Refuse collection stands shall be provided for all refuse containers. Such contained stands shall be so designed as to prevent containers from being tipped.

SECTION IX: SEWAGE DISPOSAL

- 9.1 All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movement and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade that will ensure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials which comply with Town specifications. (Amended 2000)
- 9.2 Where the sewer lines of the manufactured housing/mobile home park must be connected to a public sewer. (Amended 2000)

SECTION X: FUEL SUPPLY AND STORAGE

- 10.1 Liquefied petroleum gas systems shall be installed and maintained in accordance with town endorsed codes. (Amended 2000)
- 10.2 All fuel oil supply systems shall be constructed and installed in accordance with State and Federal regulations. Installation of systems shall be subject to inspection and approval by the Fire Chief and/or Building Inspector. (Amended 2000)

SECTION XI: FIRE PROTECTION

- 11.1 Class B fire hydrants shall be located within 500 feet of any manufactured housing/mobile home, service building or other structure in the park. (Amended 2000)
- 11.2 Each manufactured housing/mobile home park shall provide ingress and egress facilities at separate and strategic locations that will permit the passage of occupant vehicles and the fire fighting equipment of the town. Each manufactured housing/mobile home must have two exterior doors. (Amended 2000)

SECTION XII: ENFORCEMENT

- 12.1 Whenever a violation of these regulations occurs or is alleged to have occurred, any person may file a written complaint stating in full the causes and bases thereof with the Selectmen or Fire Chief, who shall immediately record such complaint, investigate, and, if the investigation discloses a basis for the complaint, he shall take such action as may be necessary to correct the violation.
- 12.2 If the Selectmen or the Fire Chief shall find any provision of these regulations is being violated, they (he) shall notify in writing the person responsible for such violation indicating the nature of the violation and ordering the action necessary to correct. They (He) shall also take any other action authorized or required by these regulations to ensure compliance with or to prevent violation of their provisions.

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SECTION XIII: EXCEPTIONS AND APPEALS

- 13.1 Appeal may be made to the Board of Adjustment for variance to any or all of the provisions of these regulations in accordance with Chapter 674.13, RSA, State of New Hampshire. (Amended 2000)
- 13.2 Appeals may also be made to the Board of Adjustment in accordance with Chapter 677, RSA, State of New Hampshire.

SECTION XIV: PENALTIES AND INJUNCTIVE RELIEF

- 14.1 Any person, association, or corporation found guilty of violating any of the provisions of this ordinance or otherwise refusing to comply with the provisions of this ordinance shall be fined not more than \$100 per day for each day of such violation, neglect, or refusal to comply with the provisions of this ordinance.
- 14.2 The Selectmen may, at their discretion and in addition to any other appropriate remedy, apply to the Superior Court for injunctive relief if, in their judgment, such relief is necessary for reasons of public safety, health, welfare, or the maintenance of good order.

SECTION XV: EFFECTIVE DATE AND PROVISION FOR AMENDMENT

- 15.1 This regulation shall become effective upon a majority vote of the voters at Town Meeting, after public hearing(s) conducted by the Planning Board in accordance with Chapter 675, RSA.
- 15.2 This regulation may be amended by a majority vote of the voters at Town Meeting after public hearing(s) conducted by the Planning Board in accordance with Chapter 675, RSA.

This regulation developed by the Jaffrey Planning Board after public hearing December 13, 1983; second public hearing January 10, 1984, in accordance with Chapter 675, RSA. Approved by Planning Board January 10, 1984, for placing on town Warrant. Approved by voters of Jaffrey at Town Meeting, March 13, 1984. Amended by Town Meeting March 11, 1986. Amended by Town Meeting March 18, 2000. Amended by Town Meeting March 17, 2001.