

Chapter 224

MANUFACTURED HOUSING PARKS

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[HISTORY: Adopted by the Annual Town Meeting of the Town of Peterborough 3-9-93¹. Amendments noted where applicable.]

GENERAL REFERENCES:

- Fees -- See Ch. 202.
- Zoning -- See Ch. 245.

§ 224-1. Definitions.

In addition to the definitions set forth in Chapter 237, Subdivision Regulations, and Chapter 245, Zoning the following terms shall have the following meanings:

MANUFACTURED HOUSING PARK - A parcel of land upon which two or more manufactured homes are parked and occupied for living purposes, regardless of whether or not the land under the unit is leased or sold to the owner of the manufactured home. This shall expressly exclude units temporarily placed on a construction site by a contractor (see § 245-17).

OWNER - The owner, his agent, the manager, or the director of a manufactured housing park, regardless of the actual ownership of the park (individual, corporation, partnership, or in any other manner).

PERMIT - A written permit issued by the Board of Selectmen of the Town of Peterborough permitting a manufactured housing park to operate under this chapter and any rules or regulations promulgated hereunder.

§ 224-2. General Requirements.

Manufactured Housing Parks are allowed within the Town of Peterborough as clustered residential developments in the Rural District². In addition to the regulations for clustered residential developments³, all manufactured housing parks within the town shall comply with the following:

¹Editor's Note: This legislation also provided for the repeal of former Ch. 224, Mobile Home Parks, which had been adopted by the Annual Town Meeting 3-8-66 as Article 19.

²Editor's Note: See § 245-8 B(3) in Zoning.

³Editor's Note: See § 237-21 through 26 (Subdivision) and § 245-26 (Zoning).

A. Space and dimension requirements:

- (1) minimum size of tract used for a manufactured housing park shall be 5 acres
- (2) minimum buffer along all public roads and park boundaries abutting residential or office uses shall be 50'. Within this 50' buffer strip, a dense visual screen of shrubs and trees shall be planted, at least 4' in height at time of planting, of a type that will form a year-round screen at least 6' in height within 3 years. Where existing natural growth or topography can provide the required screening, they may be utilized to fulfill all or part of this requirement. No part of this buffer strip shall be included within the boundaries of individual manufactured housing lots or within recreation areas.
- (3) minimum amount of open space in a manufactured housing park is 30% of the total land area of the site. To provide space for recreational purposes, a minimum of 50% of the open space area must be of such soils, drainage, location, and topography to allow for recreational facilities. (No more than 50% of the open space may be wetlands, steep slopes, ledge, etc.)
- (4) minimum lot size for individual lots within a manufactured housing park shall be 6,000 square feet
- (5) minimum width of an individual manufactured housing lot shall be 60'.
- (6) minimum setbacks shall be as follows:
 - (a) front - 25'
 - (b) side and rear - 20'
- (7) minimum clearance between two abutting manufactured homes shall be 40' (clearance between the structures)
- (8) a minimum of 2 off-street parking spaces shall be provided on each manufactured housing lot. A garage or carport qualifies as a parking space, but a driveway qualifies as a parking space only to the extent that the portion of the driveway used for parking does not block the garage or another vehicle parked in the driveway⁴.

B. Utilities

All utility systems installed throughout the manufactured housing park, including but not limited to water supply, sewage disposal, fuel distribution, electrical distribution, telephone, and cable television, shall be designed and installed in such a manner that they will not interfere with one another.

⁴Editor's Note: See § 245-32D, Zoning.

(1) Water Supply and Sewage Disposal

- (a) All manufactured housing parks must be connected to the town water and town sewer systems⁵.
- (b) The design and construction (including materials) of the water supply distribution system shall comply with all applicable state and local regulations.
- (c) Each manufactured housing lot shall be connected to the water supply system by pipe properly buried in the ground, and located to facilitate the parking of the manufactured home without damage to the water supply connection.
- (d) The design and construction (including materials) of the sewage disposal collection system shall comply with all applicable state and local regulations.
- (e) Each manufactured housing lot shall be connected to the sewage disposal collection system by pipe properly buried in the ground, and located to facilitate the parking of the manufactured home without damage to the sewage disposal connection. Said sewage disposal connection shall be in compliance with all applicable state and local regulations, regarding design, materials, and construction.

(2) Fuel Supply and Storage

- (a) All piping from outside fuel storage tanks or liquefied petroleum gas cylinders to a manufactured home shall be copper or other acceptable metallic tubing mechanically connected and shall be permanently installed and securely fastened in place.
- (b) All fuel storage tanks, including oil tanks or cylinders, shall be securely fastened in place and shall not be located inside or beneath a manufactured home, nor within 5' of any exit from the home. If a manufactured home is provided with a full basement, fuel storage tanks may be located within the basement. Oil tanks located outdoors shall be screened by adequate shrubs or fencing. Liquefied petroleum gas cylinders located outdoors shall be protected from the weather.
- (c) Where natural gas or liquefied petroleum gas systems are installed throughout the manufactured housing park for use by all residents, the system shall be designed and installed in accordance with applicable codes and regulations set forth in the National Fire Protection Association's standards.
- (d) The storage of firewood, coal, coke, or other fuels and/or equipment shall be done in a manner so as not to constitute a fire hazard.

⁵Editor's Note: See § 245-8 B(3), Zoning.

(3) Electrical Distribution System

- (a) All power lines within a manufactured housing park shall be underground and shall be laid with sufficient cover to prevent damage from traffic, including the manufactured homes, the trucks used to deliver them to the site, and any cranes used to transfer them to the lot.
- (b) A secured electrical outlet supplying a minimum of 120/240 volts AC, 100 amperes, shall be provided for each manufactured housing lot, and shall be installed so as to be weatherproof. This installation shall comply with all applicable state and local electrical codes.

(4) Telephone and Cable Television

- (a) The distribution system for telephone wires shall be underground, and shall conform to applicable codes.
- (b) Where cable television service is provided to manufactured housing parks, the distribution system shall be underground, and connections shall be provided to each lot.

C. Public Health and Safety

(1) Refuse disposal

- (a) The storage, collection, and disposal of refuse in manufactured housing parks shall be managed so as to create no health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution.
- (b) Racks or holders shall be provided for all refuse containers, including those for recycled materials. Such racks or holders shall be designed to prevent the containers from being tipped, to minimize spillage and to facilitate cleaning around them, and shall be screened from view.
- (c) All refuse shall be collected and properly disposed of at least once per week. The owner of the manufactured housing park shall be responsible for ensuring proper refuse collection, storage, and disposal at all times.

(2) Fire Protection

- (a) All manufactured housing parks shall be subject to the rules and regulations of the Town of Peterborough Fire Department.
- (b) Fire hydrants shall be installed throughout the manufactured housing park, spaced no more than 400' feet apart.

- (c) If the available pressure from the public water system is insufficient to adequately supply fire hydrants, then water storage tanks for fire fighting purposes may be installed instead of hydrants. Such tanks shall be buried underground, and adequate access for fire fighting equipment shall be provided without impeding the passage of traffic. The locations and sizes of such tanks shall be specified by the Fire Chief.
- (d) Each manufactured housing park shall provide approved fire alarm boxes or approved telephone facilities or other approved methods to contact the Fire Department. Alarm systems shall be in central locations designated by the Fire Chief.
- (e) Each manufactured housing park shall provide entrances and exits to the park that will accommodate the needs of the Fire Department in responding to an emergency call, with the minimum amount of interference with resident's vehicles.

(3) Health and Welfare

- (a) All manufactured housing parks shall be located in areas free from marshes, swamps, stagnant pools, or other potential breeding grounds for insects and rodents.
- (b) Skirting around the base of a manufactured home is permitted, but shall be built in such a manner to prevent the harborage of rodents.
- (c) No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any manufactured housing park.

§ 224-3. Manufactured Housing Park Permit.

- A. It shall be unlawful for any person, corporation, or partnership to establish, maintain, operate, or have charge of within the limits of Peterborough any manufactured housing park who does not possess a permit as set forth in this chapter.
- B. A manufactured housing park permit shall be issued by the Board of Selectmen to any applicant who has complied with the provisions set forth in this chapter, provided that:
 - (1) All laws of the NH Department of Health have been complied with.
 - (2) The Subdivision Regulations (Chapter 237) and the Zoning Code (Chapter 245) have been complied with.
- C. All manufactured housing park permits shall be issued annually, shall be in effect for 1 year beginning January 1, and shall expire on December 31 next following the date of issue.
- D. Any manufactured housing park permit may be suspended for cause or upon recommendation of the Health Officer, Chief of Police, or Code Enforcement Officer following a public hearing before the Board of Selectmen.

E. Application for a manufactured housing park permit shall be made in writing to the Board of Selectmen. The application shall state:

- (1) The name and address of the person making the application;
- (2) The location of the proposed manufactured housing park, its legal description, size, and dimensions;
- (3) The number of proposed lots within the park;
- (4) A copy of the plan of the proposed manufactured housing park, as approved by the Planning Board under the Subdivision Regulations (Chapter 237).
- (5) The plans and specifications of all improvements including but not limited to buildings, streets, recreational areas, walks, sewer lines, water lines, and other facilities proposed to be constructed within the park;
- (6) Written approval of the following Town of Peterborough officials indicating that the proposed manufactured housing park complies with the requirements set forth in this chapter, the Zoning Code (Chapter 245), and/or the Subdivision Regulations (Chapter 237):
 - (a) Planning Board
 - (b) Zoning Board of Adjustment
 - (c) Superintendent of Public Works
 - (d) Fire Chief
 - (e) Health Officer
 - (f) Police Chief
 - (g) Code Enforcement Officer

F. Application for the renewal of a manufactured housing park permit shall be made in writing on or before the first day of November of each year, and shall contain the following:

- (1) any change in the information submitted since the time the permit was issued or since the last renewal;
- (2) copies of as-built plans for any and all sections of a manufactured housing park developed during the past year;
- (3) such other information as the Board of Selectmen may require.

G. ~~[Deleted by ATM 3-9-99]~~⁶

⁶ Editor's Note: The Town of Peterborough created a new chapter entitled Fees (§202) on 3-9-99.

- H. The permit shall be conspicuously posted in the office of, or on the premises of, the manufactured housing park at all times.
- I. No manufactured housing park permit shall be transferable, and there shall be no refund if a permit is not used for a full year's period. Every owner holding such a permit shall give notice in writing to the Board of Selectmen at least 15 days prior to any transfer of any nature of an interest in or control of a manufactured housing park. Such notice shall include the name and address of the person, partnership, or corporation succeeding to the ownership or control of the manufactured housing park. The Board of Selectmen may issue a renewal permit to the new owner upon payment of the sum of \$50.

§ 224-4. Park Management Responsibilities.

- A. The owner of a manufactured housing park shall be responsible for the operation of the park in compliance with this Chapter, 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 be responsible for the proper placement of each manufactured home on its manufactured home stand or foundation, which includes securing its stability and installing all utility connections. The management shall also be responsible for the proper disconnection of all utilities prior to the departure of a manufactured home.
- C. Each manufactured housing park owner shall maintain a register for the registration of all occupants and manufactured homes, which register shall include the following information in addition to any other facts that may be requested by the Board of Selectmen:
 - (1) The name and address of each occupant of a manufactured home.
 - (2) The manufactured home license number.
 - (3) The model and full name of the trailer.
 - (4) The year manufactured.
 - (5) The serial number.
 - (6) The body length.
 - (7) The overall length.
 - (8) The weight.
 - (9) The make of the automobile and its license number.
 - (10) The number or location of the assigned site.
 - (11) The previous location of the manufactured home.
 - (12) The date of arrival.
 - (13) The estimated length of stay.
 - (14) The date of departure.

- D. The park management shall be responsible for notifying the town of the arrival of or impending departure of any occupied manufactured home or change of ownership that occurs within the park.
- E. The park management shall maintain the park area free of dry brush, leaves, weeds, and debris.
- F. No manufactured housing park shall permit the entrance of a manufactured home that has a heating unit which is not protected by an automatic thermal disconnecting device placed within range above the heating unit itself. In addition, at the main exit door the heating unit shall have a manual disconnecting switch with a red engraved or stenciled plate reading: "Emergency Switch - Oil (Gas) Burner".
- G. No manufactured housing park shall permit the entrance of a manufactured home having evaporating type heating or cooking facilities without the approval of the Fire Chief.
- H. It shall be the responsibility of the manufactured housing park owner and/or manager to ensure that each manufactured home occupant maintains his manufactured home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

§ 224-5. Inspections.

The Board of Selectmen, the Health Officer, the Fire Chief, the Code Enforcement Officer, or any other properly designated officials are hereby authorized and directed to make inspections of manufactured housing parks and manufactured homes located therein in order that they may perform their duties of safeguarding the health and safety of the occupants and the general public, and in order that they may be able to determine if the requirements of this chapter are being complied with.

§ 224-6. Violations and penalties.

Any person, firm, or corporation which violates any of the provisions of this Chapter shall be guilty of a misdemeanor, and shall be punishable by a fine of not more than \$100.00 per day for each day that such violation is found to continue after the date on which the violator receives written notice from the town that he is in violation. The violator may be required to pay legal fees incurred by the town in dealing with the violation. This section shall in no way limit the fines, penalties, and remedies as set forth in RSA 676:15-17.