

13.

**ORDINANCE
CONCERNING MOBILE HOMES, MOBILE HOME PARKS
TRAILERS AND TRAILER PARKS**

- (a) This ordinance has been incorporated into the Regulations of
the Planning
and Zoning Commission (Available at Selectmen's Office)
(b) Supercedes Ordinance #9**

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Pages 195-202

February 13,
1967

SECTION 1. This ordinance shall apply to all areas of the Town of Plainfield.

SECTION 2. Definitions:

- a. Director of Health means that duly appointed Director of Health of the Town of Plainfield, or his deputy.
- b. Licensee means any person licensed hereunder to operate and maintain a mobilhome park.
- c. Mobile Home means a unit similar to a trailer coach but which is equipped with running water, bath and toilet facilities, and appropriate sanitary connections.
- d. Mobile Home Park means privately owned land upon which two or more mobile homes are to be parked and occupied as dwellings.
- e. Person includes individuals, partnerships, corporations, owners, leasees, licensees, and the duly authorized agents of each of them.
- f. Site shall mean the lot or tract of land in a mobile home park utilized or to be utilized by a mobile home.
- g. Trailer means any vehicle with or without wheels or similar structure which is, has been or may be portable, and is arranged, intended, designed or used for dwelling, sleeping, eating or business or as a place in which persons may congregate and which is not equipped with running water, bath and toilet facilities and appropriate sanitary connections.
- h. Trailer Park means privately owned land upon which any trailer is intended to be parked and occupied as a dwelling.
- i. Travel Trailer means a trailer coach bearing valid license plates and being used by bona fide tourists or vacationers with or without sanitary facilities.
- j. Permanent mobile home residence means a mobile home actually utilized as a permanent year round residence by the occupant. It does not mean a mobilehome owned and offered for rent to others.
- k. Unit shall mean one (1) mobile home or trailer situated in a mobile home park or trailer park.

SECTION 3. Mobile Home Parks.

1. No person shall construct, enlarge, maintain or operate a mobile home park after the date of adoption of this ordinance unless such park was in existence and in use on the effective date of this ordinance; provided, no park in existence on the date of adoption of this ordinance may thereafter be enlarged or altered in any way so as to increase the number of units available for use.

SECTION 4. License for Mobile Home Park.

1. No person shall operate a mobile home park after the effective date of this ordinance unless a license has been issued by the Town Clerk. Annual renewal of the license shall be obtained from the Town Clerk on or before September 1st of each subsequent year. The annual license fee for a mobile home park shall be \$10 for a park containing from two to ten sites, \$50 for a park containing from eleven to twenty-five sites, and \$100 for a park containing twenty-six or more sites.
2. The annual license fee for a mobile home park shall be pro-rated to the nearest month for the first year of operation under this ordinance. In the event of the closing of a park or the transfer of the park from one owner to another the license fee shall be non-refundable and non-transferable.
3. No person shall construct, maintain, operate or use a trailer park in the Town of Plainfield after the date of adoption of this ordinance.

SECTION 5. License Requirements for Mobile Home Parks.

1. Every person operating a mobile home park on the date of adoption of this ordinance shall apply to the Selectmen in writing within thirty days (30) after the effective date of this ordinance for a license to operate a mobile home park. Said application shall contain the following information:
 - a. The name and address of the operator of the park.
 - b. The name and address of the owner of the park.
 - c. The location and legal description of the park.
 - d. A detailed map of said park prepared by a registered surveyor suitable for recording, showing:
 1. all roadways, units and sites;
 2. location of all utility poles;
 3. all abutting property lines together with the names of all abutting property owners;
 4. location of any permanent structures in park;
 5. location of park office;
 - e. Such other information as the Selectmen may request to enable them to determine whether the park conforms to this ordinance.
 - f. A certificate from the Director of Health certifying compliance with the sanitary requirements of the Town of Plainfield.
 - g. The fee required in Section 4.
2. Within fifteen (15) days of receipt of the application, the Selectmen shall advise the operator of said park that a license will be issued and forthwith advise the Town Clerk to issue said license, or advise the operator that additional information will be required.

3. Upon issuance of a license to an applicant under this section and Section 4, the Selectmen shall cause to be recorded on the Land Records of the Town, the detailed map requested under paragraph 1, subparagraph (d), of this section.

SECTION 6. Mobile Homes on Individual Lots.

One mobile home may be placed upon a lot and occupied for a period of one year if the owner has secured a building permit providing for construction of a permanent dwelling on said lot, and provided that there are suitable provisions for running water and sanitary sewerage disposal as approved by the Director of Health, and provided further, that the mobile home is occupied by the owner of the lot or by members of his immediate family. The time of one year may be extended for an additional period of one year by the Selectmen if construction on the lot is being duly prosecuted. No trailer shall be placed upon any lot within the Town of Plainfield and occupied.

2. One travel trailer, trailer or mobile home may be parked on a lot for a period not to exceed thirty (30) days in any twelve month period if such is occupied by a guest of the resident on such lot and not for compensation.
3. One mobile home trailer or travel trailer may be stored on the property of the owner provided it is not used as a residence and is not occupied, and further provided that it is stored in the rear of the lot at least five feet from any side or rear property lines or within a building.

SECTION 7. Permanent Mobile Home Residence.

1. Upon application duly made as hereinafter provided, the Selectmen may issue a permit for one (1) permanent mobile home residence if such is situated on a lot having an area of not less than 20,000 square feet and having frontage on a public highway of at least 150 feet. In addition, said mobile home must be set back 50 feet from the highway line. Adequate water supply, drainage, and sewerage, disposal system shall be installed and such must meet specifications of and be in accordance with the State Sanitary code and be approved by the Director of Health.
2. The aforementioned permanent mobile home residences must be situated more than 1500 feet from any other permanent mobile residence, mobile home, mobile home park, trailer or trailer park, or dwelling occupied or unoccupied, and the applicant for a permanent mobile home residence permit must also own the lot upon which it will be situated or affixed.
3. No trailer shall be utilized or maintained as a mobile home permanent resident after the date of this ordinance unless it was in actual use as a mobile permanent home residence on the date of the adoption of this ordinance.
4. The permit for a permanent mobile home residence shall be nontransferable and be good for the life of the original Grantee and his or her spouse and may only be revoked by the Selectmen for violation of this ordinance or other just cause. The fee for said permit shall be \$25 payable to the Town Clerk upon issuance of permit.
5. The holder of a permit for a mobile home permanent residence may sell, trade or dispose of his or her mobile home and replace it with another mobile home to be used and

occupied as his or her permanent residence provided the new mobile home meets all of the requirements of this ordinance.

6. In the event of the replacement of a mobile home by the same and continuing owner of site as provided in paragraph 4, the owner must apply to the Selectmen for a new permit. After satisfying the local health director and the Selectmen that all requirements of this ordinance are being complied with, the Selectmen may instruct the Town Clerk to issue a new permit to the same owner without charge.
7. The owners of a mobile home permanent residence, his or her heirs or assigns, may sell or otherwise dispose of said mobile home residence together with the lot on which it is situated. The new owners shall within thirty (30) days after purchase of such mobile home permanent residence apply to the Selectmen for a permit for a permanent mobile home residence. After satisfying the Selectmen and the local Director of Health that all requirements of this ordinance are being complied with, the Selectmen may direct the Town Clerk upon receiving the prescribed fee of \$25 to issue a permit for permanent mobile home residence to the new owners.
8. In the event that any mobile home for which a permit for permanent mobile home residence has been issued should stand unoccupied for a period of twelve (12) months, the Selectmen shall notify the owner of same to remove the mobile home from the premises within one month. At the end of such time, if the mobile home remains on the property and is unoccupied, the Selectmen shall take such legal action as may be necessary to seize said mobile home and sell same at public auction or by sealed bid to satisfy damages and costs to the Town of Plainfield.
9. Applications for permanent mobile home residences shall indicate the size of the mobile home, and contain a description of the lot upon which it will be situated.
10. The owner of a mobile home permanent residence in use and occupied on the date of adoption of this ordinance shall within thirty (30) days thereafter register and indicate such to the Selectmen giving the location, size of mobile home and a description of the lot upon which said mobile home or trailer is situated. The Selectmen upon receipt of this application shall satisfy themselves that all sanitary codes of the State and Town of Plainfield have been complied with and shall thereafter direct the Town Clerk to issue a permit for the continued use of said mobile home permanent residence.

SECTION 8. Nothing contained in this ordinance shall prohibit the use of a trailer or mobile home for office purposes during and in connection with a construction project, provided all sanitary codes, if applicable of the State and Town of Plainfield are satisfied.

SECTION 9. It shall be the duty of the licensee of a mobile home park to maintain and keep a permanent register containing a record of all occupants, trailers, or mobile homes located within a park together with such occupant's address, date of arrival and departure and the make, model and registration of any motor vehicle knowingly operated by said occupant.

SECTION 10. Penalty for Violations.

1. Any person who fails to comply with the provisions of Section 5 shall be considered in violation of these regulations and shall be fined not less than \$25 nor more than \$100 for each day in violation.

2. Any licensee who shall violate any of the requirements of Section 5 may have his license suspended or revoked subject to a hearing by the Selectmen. The decision on revocation of the license may be appealed to the courts as provided by laws.
3. In addition to whatever remedies are available to the Selectmen under the provisions of this ordinance, the General Statutes of Connecticut or common law, the Selectmen shall have the power to enjoin the violation of this ordinance by an action or actions at law or in equity.

SECTION 11. Revocation of License.

1. The Selectmen are hereby authorized to revoke any license or permit issued pursuant to the terms of this ordinance if after due investigation it determines that the holder thereof has violated any of the provisions of this ordinance.

SECTION 12. Validity.

1. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 13. This ordinance shall take effect fifteen (15) days after publication in accordance with Public Statutes.

Voted Yes - 350; Voted No - 156.

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