

**Section 1 Purpose** This local law is enacted to regulate the installation and placement of mobile homes in the Village of Fonda

**Section 2 Definitions** For the purpose of this local law certain words or terms used herein shall be interpreted or defined as follows:

*Mobile Home:* Any self contained dwelling unit, not including travel trailers that is designed to be transported to its site on its own wheels, and those of another vehicle and containing the same water supply, kitchen facilities and plumbing and sewerage disposal and electrical systems as immobile housing and designed to be used exclusively for residential purposes. A modular home or other dwelling unit that is constructed with two or more sections and transported to and permanently assembled on a site, is not considered a mobile home.

*Mobile Home Court:* A parcel of land which has been planned and improved for the placement of two or more mobile homes for non-transient use.

*Lot:* A parcel of land considered as a unit, occupied or capable of being occupied by a building or use and accessory buildings or uses, or by a group of buildings united by a common use or interest; and including such open spaces as are required by this ordinance, and having its principal frontage on a public street or an official approved place.

*Lot, Width:* The distance between side lot lines measured parallel to the front lot line at a distance from the front lot line equal to the front yard specified for the district.

*Yard, front:* An open, unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street center line and the front line of the main building projected to the side lines of the lot.

*Yard, rear:* A space on the same lot with a main building, open and unoccupied except for accessory buildings, extending the full width of the lot and situated between the rear line of the main building projected to the side lines of the lot and the rear line of the lot.

*Yard, side:* An open unoccupied space on the same lot with a main building, situated between the side line of the main building and the adjacent side line of the lot and extending from the front yard to the rear yard.

**Section 3 Application procedures:** A Each mobile home permit application shall be in writing and signed by the applicant. All applications shall contain the following information: a. The name and address of the applicant. b The location and description of the land. c. Evidence that the water and sewage systems have been approved by the Village of Fonda Street and Water Commissioner d. A plan drawn to scale of not smaller than one inch equals twenty feet (1" = 20') This plan must show the following: 1. boundaries 2. lot dimensions 3. location of mobile home on lot 4. distance from public highways and all adjacent properties 5. location of all other structures on premises 6. dimensions of trailer 7. location of water supply and sewage disposal systems.

e. Description of the foundation B. All applications shall be filed with the Village Clerk, The applications shall be reviewed by the Village of Fonda Building Inspector within 30 days of its submission to the Village Clerk. The Building Inspector shall have the right to reject any applications which are not properly filled out or completed. That the Building Inspector will have the authority to issue a building permit to an applicant who meets all the requirements of this law. It shall be unlawful to place or park a trailer in the Village of Fonda outside a mobile home park without first obtaining a permit.

**Section 4 Mobile Home Requirement Out of Mobile Home Court:** All single mobile homes shall meet the following requirements: A General requires 1. Each mobile home shall have a minimum lot size of 15,000 square feet with a minimum road frontage on a public street of 80 feet. 2. All mobile homes placed on individual lot shall be constructed and installed in compliance with Article 19AA of the New York State Executive Law.

3. All mobile homes shall have an adequate supply of pure water for drinking and domestic purposes, and a sewage disposal system. Both systems shall satisfy the requirements of the New York State Department of Health and the Village of Fonda Street and Water Commissioner.

4. All mobile homes shall be placed parallel with the public street. 5. No mobile home shall be placed closer than 10 feet to any adjoining property and highway.

6. That no more than one mobile home may be placed upon a lot B. Foundation

Construction: Each mobile home shall be set upon a foundation constructed as follows: 1. Material; masonry eight inches in width 2. Type of Construction; perimeter founds; or lateral runners; or longitudinal runners or pillars. 3. Manner of Construction: a. Foundation shall extend twenty-four inches (24") below ground level. b. Foundation shall contact and support mobile home structural

frame in a sufficient number of places to adequately support said mobile home c. Alternate method of construction-the foundation may consist of four in (4") floating slab and a six (6) to eight (8) inch perimeter foundation. d. The structural frame of said mobile home shall be attached to the foundation in not less than four (4) places located in accordance with good engineering practice. Each

attaching device shall be capable of withstanding a tension force of at least twenty-eight hundred pounds. e. The mobile home foundation shall not exceed forty-eight (48) inches in height above ground level at any point. C. Foundation

and Closure: The mobile home foundation shall be enclosed by s skirt securely fastened and extending from the outside wall of the mobile home to ground level around the entire perimeter of the mobile home. The skirt shall be constructed

of sturdy wood, plastic, masonry or metal material capable of withstanding extreme weather conditions over extended period of time. No skirt shall be required where a perimeter foundation fully encloses the area between the unit and the ground level. The tongue should be removed or fully enclosed by the skirt.

**Section 4 Non-conforming Mobile Homes:** That a mobile home installed on a lot prior to March 14, 1990 which does not conform to the lot size and/or setback requirements of this local law may be replaced on the following conditions: 1. It is replaced with a mobile home of the same size or smaller and placed on the existing site; or 2. A mobile home which does not meet the current setback requirements on one side may be replaced with a larger mobile home if it is placed on the existing site and meets all other setback requirements. 4. Any replacement mobile home must meet all other requirements of this local law.

**Section 5 Mobile Home Requirements In Mobile Home Court**

A General requirements 1. Each mobile home shall have a minimum lot size of 5,000 square feet. 2. All mobile homes placed on individual lots shall be constructed and in compliance with Article 19AA of the New York State Executive Law. 3. All mobile homes shall have an adequate supply of pure water for drinking and domestic purposes, and a sewage disposal system. Both systems shall satisfy the requirements of the New York State Department of Health and the Village of Fonda Street and Water Commissioner. 4. No mobile home shall be placed closer than 10 feet to any adjoining property and highway and within 18 feet to any other lot. 5. Than no more than one mobile home may be placed upon a lot.

B. Foundation Construction: Each mobile home shall be set upon a foundation constructed as follows: 1. Material; masonry eight inches in width 2. Type of Construction; perimeter founds; or lateral runners; or longitudinal runners or pillars. 3. Manner of Construction: a. Foundation shall extend twenty-four inches (24") below ground level. b. Foundation shall contact and support mobile home structural frame in a sufficient number of places to adequately support said mobile home c. Alternate method of construction-the foundation may consist of four in (4") floating slab and a six (6) to eight (8) inch perimeter foundation. d. The structural frame of said mobile home shall be attached to the foundation in not less than four (4) places located in accordance with good engineering practice. Each attaching device shall be capable of withstanding a tension force of at least twenty-eight hundred pounds. e. The mobile home foundation shall not exceed forty-eight (48) inches in height above ground level at any point. C. Foundation and Closure: The mobile home foundation shall be enclosed by a skirt securely fastened and extending from the outside wall of the mobile home to ground level around the entire perimeter of the mobile home. The skirt shall be constructed of sturdy wood, plastic, masonry or metal material capable of withstanding extreme weather conditions over extended period of time. No skirt shall be required where a perimeter foundation fully encloses the area between the unit and the ground level. The tongue should be removed or fully enclosed by the skirt.

**Section 6 Penalties** Any person who violates any of the provision of this Local Law shall be guilty of a violation and subject to a fine not to exceed two hundred fifty (\$250.00) dollars.

**Section 7 Validity** The invalidity of any section or provision of this Local Law shall not invalidate any other section or provision hereof.

**Section 8 Effective date;** That this local law shall take effect immediately upon filing with the Secretary of State.