TRAILER COACHES AND MOBILE HOME PARKS ORDINANCE

FAIR HAVEN, VERMONT

1. Purpose. The purpose of this ordinance is to provide certain minimum standards for the licensing and regulation of trailer coach and mobile home parks in the town of Fair Haven.

2. Definitions.
(A) As used in this ordinance, the word "person" shall be construed to include any individual, partnership, firm, company, corporation, owner, lessee or licensee or their agents.
(B) "Licensee" means any person licensed to operate and maintain a trailer park or mobile home park under this ordinance.
(C) "Licensing authority" means the town of Fair Haven and/or Selectmen.
(D) A "trailer coach" is similar to a mobile home but is not equipped with sanitary facilities, bath and toilet.
(E) A "mobile home" is a home which is mobile, a unit similar to a trailer coach, and is equipped with running water and sanitary facilities, bath and toilet.
(F) A "trailer park" is land upon which two or more trailer coaches are parked and occupied for camping or living purposes.
(G) A "mobile home park" is land upon which two or more mobile homes are parked and occupied for living purposes.

3. Trailer, mobile home parks; license. No person shall maintain or operate within the limits of the licensing authority, any trailer or mobile home park unless such person shall first obtain from the licensing authority a license therefor. All trailer or mobile home parks in existence upon the effective date of this ordinance shall within ninety days thereafter obtain such license and shall comply with the requirements of this ordinance, except that the licensing authority shall, upon application of a park operator, waive such requirements that require prohibitive reconstruction costs if such waiver does not alter the sanitation requirements herein provided.

4. Fees. The clerk of the licensing authority shall charge an annual license fee of $50.00. The period covered by the license fee shall be from September 1 until the following September 1. The licensing authority shall charge a fee for the transfer of the license in the amount of $3.00. The license fees herein provided for in this subdivision of this ordinance shall be in lieu of all inspection or other fees and all other local taxes except real estate taxes and/or personal property taxes.

5. Application for license. Original applications for trailer or mobile home park shall be filed with the clerk of the licensing authority and said application shall be in writing and signed by the applicant. This application must contain the following:

(A) name and address of applicant,
(B) the location of the trailer or mobile home park,
(C) a complete scale drawing of the proposed park,
(D) a complete listing of all utilities and sanitation facilities.

Any renewal application shall contain such information as the licensing authority deems necessary.

6. Park requirements. Each park shall conform to the following requirements:

(A) The park shall be located on a site, graded to insure proper drainage of surface water, subsurface water, sewage and freedom from stagnant pools.

(B) A minimum of five thousand (5000) square feet shall be provided for each mobile home or trailer coach space.

(C) There shall be a minimum of fifteen feet clearance between each mobile home or trailer coach.

(D) All spaces shall abut upon a roadway of not less than thirty-three feet in width.

(E) In all trailer or mobile home parks, roadways shall be well drained, and at least eighteen feet in width shall be graveled, hard-surfaced or paved, and maintained in good condition and be lighted at night.

(F) Each mobile home space shall have water connection, sewage and electrical outlet.

7. Same; garbage; rubbish disposal. In trailer or mobile home parks garbage cans and rubbish cans must be provided with tight fitting covers or an incinerator or other means of disposal approved by the licensing authority. Adequate garbage and rubbish collection must be provided.

8. Same; bath, toilet facilities. In any park where trailer coaches are allowed there must be a sufficient number of bath and toilet facilities for the occupants of such coaches, and which shall meet the minimum requirements of the state board of health.

9. Same; fires. No open fires shall be permitted except in specified areas approved by local authorities.

10. Records. The licensee shall keep a register of all trailer coaches and mobile homes in his park and said register shall be available for inspection by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following date of registration.

11. Revocation of license. The Town of Fair Haven licensing authority may revoke any license to maintain a trailer or mobile home park when the licensee has been found guilty, by a court of competent jurisdiction, of violating any provisions of this ordinance. After such revocation, the license shall be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in compliance with this ordinance.

12. Inconsistent ordinances repealed. All ordinances inconsistent with or contrary to the provisions of this ordinance are hereby repealed and nothing in this ordinance shall be interpreted so as to conflict with state legislation regulating mobile home or trailer parks.

13. Violation of ordinance; penalty. Any person found guilty of violating this ordinance or any provision hereof, shall be deemed quilty of a misdemeanor and shall be fined not less than $10.00 nor more than $25.00, and each day such violation exists shall be construed as a separate offense and shall be punishable as such hereunder.

14. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and for this purpose the provisions of this ordinance are severable.

Ordinance effective. Such ordinance shall become effective when approved by a majority of the legal voters of the town present and voting on the question at a special meeting thereof duly warned for the purpose.

This ordinance shall become effective, if approved by a majority of the legal voters of the town of Fair Haven, on August 1, 1969.

Dated at Fair Haven this 20th day of June, 1969.

George Roberts
E. W. Hyde
Robert J. Worthen
Selectmen of the
Town of Fair Haven