

CHAPTER 36

MOBILE HOME DISTRICT

(R-MH)

Adopted on October 14, 2008, effective November 1, 2008

Section 036-010 PURPOSE

The Town of New Milford recognizes the need for safe, sanitary affordable housing. The Mobile Home District (R-MH) is intended to allow replacement and placement of mobile homes on existing spaces, within those mobile home parks which were developed prior to 1971, were specifically designed to allow mobile homes in a community setting, and where mobile homes comprise at least 90% of the current housing units.

Section 036-020 ESTABLISHMENT

The R-MH district is hereby established. The approved R-MH district shall be designated on the zoning map with the symbol R-MH. A single or double wide mobile home for human occupancy may be placed on a mobile home plot in the R-MH district as a permitted use. All mobile homes must be connected to a water system and sanitary sewer system in accordance with state regulations and local ordinances, and shall be approved in writing by the Health Officer of the Town of New Milford. Each mobile home and the plot on which it is located shall comply with all of the height and area regulations specified in R-MH district, as set forth in Section 020-010 of these regulations. Nothing in this section shall relieve any mobile home owner or mobile home park owner from the requirements of Connecticut General Statutes Chapter 412.

Section 036-020 DEFINITIONS

For the purposes of this section, the definitions set forth as Section 170-020, No. 1 to 7, inclusive, of these regulations shall apply.

8. **Mobile home space or plot** means a designated portion of ground within a mobile home park designed for the accommodation of one mobile home and its accessory buildings or structures for the exclusive use of the occupants.
9. **Mobile manufactured home** also means mobile home.
10. **Mobile manufactured home park** also means mobile home park

Section 036-030 PLACEMENT OF MOBILE HOME

A single or double wide mobile home of equal or greater size may be placed on a mobile home plot in the R-MH district as a permitted use, subject to the following provisions:

1. A mobile home placement permit must be obtained prior to the placement of a new home on a plot.
2. The mobile home plot shall be provided with a permanent marker displaying the plot number, corresponding to an approved and filed plot plan.
3. The home must bear a seal certifying that it is built in compliance with current Federal Uniform Manufactured Home Construction and Safety Standards.

4. The home must be placed on a permanent slab and anchored to resist flotation, collapse and lateral movement by providing tie downs and anchoring.
5. The home must be completely enclosed with skirting of a non-decaying and corrosion-resistant material extending to ground level.
6. A single-wide mobile home may only be replaced with a single-wide mobile home. The replacement of a mobile manufactured home in a mobile home park with a mobile manufactured home with the same or different external dimensions that is built in compliance with the aforementioned Federal Uniform Manufactured Home Construction and Safety Standards, as amended from time to time, shall not constitute an expansion of a nonconforming use. (P.A. No. 07-43)
7. A double-wide mobile home may be replaced with a single-wide or a double-wide mobile home.
8. The home must be approved in writing by the Health Officer of the Town of New Milford for connection to a sewage disposal system and water system in accordance with state regulations and local ordinances.
9. A parking space shall be provided for at least one (1) passenger car per mobile home plot, and located so as to permit free movement of vehicles to other plots and to parking spaces.¹
10. No replacement mobile home, including decks and accessory structures may be closer than 10' to another mobile home, internal roadway, or adjacent property line.
11. A replacement mobile home shall not create a health or fire hazard.
12. One (1) accessory building with a footprint no greater than 100 square feet in area is permitted for each mobile home subject the height and setback requirements of the R-MH district, as set forth in Section 020-010 of these regulations, and issuance of a zoning permit.
13. The total number of mobile homes and plots shall not exceed 95. Provided, however, no plot shall be used unless it has been licensed by the Connecticut Department of Consumer Protection by September 1, 2008. Additionally and notwithstanding the foregoing, no replacement home shall be placed on any plot unless and until such replacement and its subsurface sewage disposal system has been approved by the Connecticut Department of Environmental Protection.

Section 036-040 PERMITS

- A. Application for a permit shall be made in writing to the Commission and shall contain the following information:
 1. The name and address of the applicant and the name and address of the real party in interest, if other than the applicant or his authorized agent.
 2. Proof of ownership, option or valid lease.
 3. Filing of a plot plan, made by a licensed surveyor registered in the State of Connecticut under seal, showing the location and dimensions of the proposed replacement mobile home on the plot, location of sanitary provisions, location of decks, accessory structures, permanent patios, and parking locations.
 4. Documentation from the Health Officer of the Town of New Milford that the replacement mobile home has been approved for connection to a sewage disposal

system and water system in accordance with state regulations and local ordinances.

5. For replacement applications, detailed information on removal of the existing mobile home, including transport company and disposal location.
6. Fee of fifty dollars (\$50.00).

B. No permit shall be issued for placement or replacement of a mobile home unless the mobile home park in which the plot is located meets the following requirements:²

1. Filing of a current plot plan, made by a licensed surveyor registered in the State of Connecticut under seal, showing the entire mobile home park, internal roads, location and dimension of existing mobile homes, accessory structures, and the location, size, shape and identification number of the individual home plots.
2. The owner of the park shall keep and maintain a register, available at all times to federal, state and local officials whose duties necessitate acquisition of the information contained in the register. The record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park and shall contain for each site:
 - a. The name and address of the lessee or owner of the site or trailer.
 - b. The permanent or last known address of such lessee.
 - c. The name of each person customarily occupying the mobile home.
 - d. State registry, including make, model, year and marker number of mobile home and/or mobile vehicle.
 - e. Date of entry on or exit from the site or mobile home.
3. Each lot shall be provided with a permanent marker displaying the lot number, corresponding to the approved and filed plot plan.
4. The mobile home park shall be appropriately landscaped and screened from adjoining property owners by a ten (10) foot buffer area and be adequately maintained by the owner of the mobile home park.
5. All replaced mobile homes shall be removed within seven (7) days of the installation of the replacement mobile home.
6. All roads within the park shall be well drained, provided with bituminous surface and maintained by the owner in good condition.
7. The owner shall provide metal containers for refuse and recycling materials and shall dispose of all garbage and refuse in accordance with local ordinance.

¹ See C.G.S. §21-82(a) (13) requiring owners to provide two parking spaces, except where a park permitted one space prior to 1985. This language is consistent with Sec. 170-020 of New Milford Zoning Regulations.

² Most of the requirements of this section, which place duties on the park owner, repeat C.G.S. §21-82.