

MOBILE HOME PARK LAW
TOWN OF CAIRO, NEW YORK

SECTION 1 ENACTING CLAUSE. The Town Board of the Town of Cairo does hereby enact this local law for the purpose of promoting the health, safety, morals or the general welfare of the community. This law shall be known as the MOBILE HOME LAW OF THE TOWN OF CAIRO.

SECTION 2 DEFINITIONS. Except when specifically defined herein, all words used in this local law shall carry their customary meaning, and the plural shall include the singular. As used in this law:

MOBILE HOME shall mean a form of housing, adaptable to motivation by a power connected thereto, which is or can be used for residential, business, commercial or accessory purposes.

HOUSE TRAILER shall mean the same as a mobile home.

STRUCTURE shall mean a mobile home or any addition thereto or enlargement thereof.

FRONT YARD shall mean a yard extending fully along the front lot line, between the side lines, and between the front line of lot and the front line of the structure.

SIDE YARD shall mean an open space between a structure and a side line of the parcel of land on which such structure is located.

ACCESSORY PURPOSE shall mean a use incidental to the principal use of a building or structure.

MOBILE HOME PARK shall mean the same as house trailer camp, tourist camp or similar establishment. It shall also mean any parcel of land on which are located, or is offered for the location of, two or more occupied mobile homes.

MOBILE HOME SPACE shall mean a plot of ground within a mobile home park, designed for the accommodation of one mobile home.

SECTION 3 LICENSE. No person or persons being the owner or occupant of any land or premises within the Town of Cairo shall use or permit the use of such land or premises for the establishment or maintenance of a mobile home park until a license for the establishment or maintenance of such mobile home park has been obtained as hereinafter provided; and after the issuance of such license, such parks shall not be maintained or operated other than in accordance with the applicable terms of this law.

SECTION 4 APPLICATION. A license for the establishment and operation of a mobile home park in the Town of Cairo shall be issued or denied in accordance with the procedure herein specified. The applicant, who proposes to operate or maintain the said mobile home park, must file with the town clerk a written application for such license, and if such applicant is not the owner of the property

upon which it is proposed to operate said park, such application shall, also be signed by the owner or owners of the property and shall be accompanied by a certified check for the amount of the fee required. Such application must contain the following information:

- a. The name and address of the applicant, the names and addresses of the partners if a partnership, and the names and addresses of the officers if a corporation and its principal place of business.
- b. The names and addresses of each owner of the premises upon which the park is proposed to be located, and the present use which is being made of the premises.
- c. The interest of the applicant in said premises if not the owner thereof.
- d. A description of the boundaries of the land or premises upon which the park is proposed to be located in a manner sufficient to identify the land or premises as in a deed of conveyance.
- e. A park plan in the form of a land survey by a licensed surveyor showing the direction of magnetic north and drawn to scale which plan must show the following:

1. Locations and names of all adjacent or adjoining streets, rights of way or highways and their existing widths and nature of construction.
2. Names of record title holders of all adjacent land.
3. The exact layout and dimensions of each mobile home space.
4. The exact layout of all streets and driveways, their widths, and the specifications of proposed construction.
5. The locations of all required services and other improvements and facilities such as playgrounds, swimming pools or recreation areas.
6. A complete statement showing the proposed method of sewage disposal, water supply and electric and gas service.

SECTION 5 ISSUANCE OF LICENSE. Upon the receipt of an application, the town clerk shall immediately request that it make an investigation of the proposed project, for the purpose of determining if it would meet the standards required by the Town of Cairo.

The town clerk also shall immediately send a copy of said application to the town planning board, which is hereby directed to make a study thereof to ascertain if the plan seems suitable for the operation and maintenance of a mobile home park; if the driveways, streets and walkways are of suitable grade and required width; if adequate recreational facilities and area are provided for the comfort, convenience, safety, health and welfare of the occupants of

the park and the inhabitants of the town, and submit written recommendations based on their study to the town clerk.

Upon the receipt of the recommendations from the town planning board, the town clerk shall immediately notify the town board which shall call a public hearing to consider the application. The town board shall give the applicant at least five (5) days notice of the time and place of the public hearing.

Upon the approval of the application by the town board, the town clerk shall forthwith issue a license to be effective from and after the date of issuance to and including the 31st day of December next succeeding the date of the issuance. If such application is not approved, the town board shall certify the reason for its action and such decision shall be filed with the town clerk who shall immediately notify the applicant of the decision of the town board.

SECTION 6 ASSIGNMENT. A license issued pursuant to the terms of this law shall be assignable only with the consent of the town board.

SECTION 7 RENEWAL. The holder of a license may, between the 1st and the 31st of December of each year, file with the town clerk an application for a renewal thereof for the following year. If it shall appear that any change or alteration has been made in the park plan as filed with the town clerk, no renewal license shall be issued until such time as the town board shall approve such change or alteration. The town board in considering approval, may follow procedure provided in Section 13 for the issuance of a license.

SECTION 8 REVOCATION. If the building inspector, being directed by the town board to inspect a mobile home park, finds that such park is not being maintained in a clean and sanitary condition, or that it is not being conducted in accordance with the regulations applicable to such park and the provisions of this law, he shall serve upon the holder of the license or upon the person in charge of such park an order in writing directing that the conditions therein specified be remedied within five days after the service of such order. If, after the expiration of such period, such conditions remain unchanged, or are not corrected in accordance with said order, the building inspector shall serve a notice in writing upon the park owner or the person in charge of such park requiring the holder of the license to appear before the town board at a time to be specified in such notice, and show cause why such license should not be revoked. The town board may, after a hearing at which testimony and witnesses of the building inspector and of the holder of such license have been heard, revoke such license if the conditions described in the original order have not been corrected in accordance with the terms of such order or if the holder of such license has violated the regulations applicable to such park or has violated any of the provisions of this law, or for other sufficient cause. Upon the revocation of such license, the premises shall forthwith cease to be used for the purpose of such park and all house trailers shall be removed therefrom.

The commission of a felony or a misdemeanor on the licensed premises herein automatically suspends the license described herein. The licensee shall be entitled to a hearing before the town board on said suspension within seven (7) days after the service of a notice of such suspension upon him, at which time evidence shall be taken and the licensee given opportunity to be heard and appear by his attorney and, after hearing the evidence, the town board may on the record of the hearing and all the facts brought forth, determine to suspend, revoke or restore said license. Such notice to the licensee shall be given to him personally or, in his absence, by posting said notice of suspension in a conspicuous place on the licensed premises.

SECTION 9 FEES. The town clerk shall receive a fee of Twenty-five Dollars (\$25.00) for each license or renewal thereof issued by him provided that, if the original license be issued on or after April 1, the fee shall be three-fourths of the original fee herein provided and if issued on or after July 1, the fee shall be one-half of the fee herein provided; if issued on or after October 1, the fee shall be one-fourth of the fee herein provided.

In addition to the aforesaid license fee, the applicant shall pay the cost of publishing a notice of public hearing called pursuant to Section 5 as herein provided.

SECTION 10 REQUIREMENTS. The following minimum requirements shall be maintained at all times:

- a. The park shall be located on a well-drained site properly graded to insure rapid drainage and freedom from pools of water.
- b. Mobile home spaces shall be provided consisting of a minimum of three thousand (3000) square feet for each space which shall be at least thirty-five (35) feet wide at the narrowest point.
- c. The minimum size of a mobile home park in the Town of Cairo shall be eight (8) acres.
- d. Space for parking one automobile must be provided on each mobile home space.
- e. All mobile home spaces shall abut a driveway not less than twenty (20) feet in width, which shall have unobstructed access to a public street or highway.
- f. All driveways and walkways within the park shall be lighted during the hours of darkness.
- g. All driveways and walkways within the park shall be of suitable grade and hard surfaced.
- h. All mobile home spaces shall have a patio constructed of water-resistant material, convenient to the entrance of the mobile home, of a minimum size of one hundred eighty (180) square feet.

- i. Methods for supplying water and disposing of sewage shall conform to the requirements of the Town of Cairo.
- j. All mobile homes must be completely installed and ready for inspection by the town building inspector within ninety (90) days from the issuing date of the permit.
- k. Permit becomes void unless all requirements in the Cairo Mobile Home Park Ordinance are complied herewith.

SECTION 11 REGULATIONS. Every mobile home in a park shall be under the management of the licensee who must be of good reputation and character, and who shall manage such park from an office located on the premises; there shall be maintained in such office a bound book containing a record of the names of all persons accommodated at the park, their home addresses, the license number and make of their automobile or other vehicle. Such record shall be available at all times for inspection by the building inspector or police officer. It shall be the duty of the licensee of a park to:

- a. Provide for the collection and removal of garbage and any other waste material and furnish suitable garbage cans with tight fitting covers in quantity adequate to permit disposal of garbage and rubbish. The cans shall be kept in sanitary condition at all times and the garbage and rubbish shall be collected and disposed of at least twice a week or as frequently as may be necessary to insure the garbage cans do not overflow.
- b. Prohibit the placing or storage of unsightly material or unregistered vehicles of any kind.
- c. Provide for cleaning, painting and repairing all buildings and structures owned by the licensee.
- d. Take such other measures which shall be deemed necessary by the health officer to preserve the health, comfort and safety of all persons accommodated in the park and of the general public.
- e. Prevent the committing of any nuisance in the park premises and to report immediately to the proper authorities all acts of a disorderly character committed by any person or persons inside of the park and to that end maintain proper policing thereof.
- f. Report to the health officer all cases of suspected communicable diseases affecting any inhabitant of the park.
- g. Provide underground storage for bulk gasoline.
- h. Comply with the Greene County Electrical Code with respect to electrical wiring and equipment.
- i. Prevent any addition being built, erected or maintained in connection with any mobile home other than the usual awning or similar weather protective structure.

- j. Provide and keep in good order at all times fire extinguishing equipment of such type, size and number and so located within the park as to satisfy applicable regulations of the fire department. No fires shall be left unattended at any time.
- k. Provide an electrical outlet of one hundred (100) ampere capacity capable of supplying two hundred twenty (220) volts at each mobile home space.

SECTION 12 ENFORCEMENT. This local law shall be enforced by the building inspector of the town, whose duty it shall be to enforce all provisions of this law as prescribed herein or such provisions as may hereafter be enacted, and for the purpose of securing such enforcement the building inspector or his duly authorized representatives shall have the right and are hereby empowered to enter upon the premises upon which any mobile home or house trailer is located or about to be located and inspect the same and all accommodations connected therewith at any reasonable time. The individual members of the town board and their duly authorized representatives shall have a like power of inspection.

SECTION 13 PENALTIES. Any person, firm or corporation who violates any provision of this law shall be guilty of an offense and subject to a fine of not less than Ten Dollars (\$10.00) nor more than One Hundred Dollars (\$100.00) or to imprisonment for a period of not less than one (1) day or more than six (6) months or to both such fine and imprisonment; and in addition, any and all persons who violate any of the provisions of this law or who shall omit, neglect or refuse to do any act required by this law shall severely, for each and every such violation and non-compliance respectively forfeit and pay a civil penalty of Fifty Dollars (\$50.00). The imposition of all penalties for any violation of this law shall not excuse the violation or permit it to continue. The application of the above penalty or penalties or the prosecution of the violation of the provisions of this law shall not be held to prevent the enforced removal of conditions prohibited by this law or the taking of such other action as may be authorized by law.

SECTION 14 SEPARABILITY. If any clause, sentence, subdivision, paragraph, section or part of this law be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

SECTION 15 EFFECTIVE DATE. This law shall take effect *July 15, 1968*