

## **MOBILE HOMES/TRAILERS**

### **Ordinance # 03-16-17**

An ordinance rescinding and reenacting Ordinance No. 01-03-A relative to mobile homes.

WHEREAS, mobile homes are a popular choice of permanent residence by many citizens of Pearl River; and

WHEREAS, it is the duty of the Mayor and Board of Aldermen to effectively regulate land usage with the Town of Pearl River;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Pearl River that Ordinance No. 01-03-A is hereby rescinded and reenacted to read as follows:

#### Section 1 – Definitions

“Mobile Home” means a structure, transportable in one or more sections which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

“Recreational Vehicle” means a vehicular unit primarily designated as a temporary living quarters for recreational, camping, or travel use. It either has its own motive power or is designed to be mounted on or drawn by a motorized vehicle.

Recreational vehicle includes, but is not limited to, motor home, truck camper, travel trailer and camping trailer.

“Travel Trailer” means a vehicular, portable structure built on a chassis designed as a temporary dwelling for travel, recreation, or vacation.

#### Section 2 – Allowable Districts

- (A) Mobile homes shall be permitted in Zoning Districts R-1 and R-3 only;
- (B) Mobile homes shall be prohibited in Zoning District R-1-A;
- (C) This ordinance shall apply to mobile homes located in licensed mobile home parks.

### Section 3 – Requirements

All mobile homes shall conform to the following requirements:

- (A) Mobile homes shall not exceed fifteen (15) years of age as shown by the title thereof;
- (B) Mobile homes shall have minimum standard skirting which shall cover from the bottom of the structure to the ground and shall be applied to each side of the structure;
- (C) Mobile home placement shall comply with residential zoning district setback requirements. Setback requirements shall not apply in mobile home parks;
- (D) Mobile homes shall be securely anchored;
- (E) Mobile homes shall comply with all Town building codes, shall be subject to inspection by the Town and shall pass such inspection prior to issuance of a Certificate of Occupancy;
- (F) Mobile homes shall have standard steps.

### Section 3 – Temporary Permits

Upon application, a temporary permit for ninety (90) days may be issued prior to the placement of a mobile home within which time the requirements provided in Section 3 shall be met. If all requirements are met final permit may be issued. A plot plan shall be submitted with the application showing placement location, setbacks, out buildings, water hookup, and sewer hookup.

### Section 4 – Prohibitions

Recreational vehicles and travel trailers shall not be used for residential purposes.

### Section 5 – Penalties

Penalties for violation of this Ordinance shall be as follows:

- (A) For the first offense, a fine of not more than one hundred dollars (\$100.00);
- (B) For the second offense, a fine of not more than two hundred fifty dollars (\$250.00);
- (C) For the third offense, a fine of not more than three hundred dollars (\$300.00);

(D) Imposition of the fines provided by this Section shall begin at the end of the ninety day temporary permit period as provided in Section 3 if the requirements thereof are not met. Such fines shall be imposed every ten (10) days thereafter for thirty (30) days until the requirements of Section 3 are met. In the event the requirements of Section 3 are not met at the end of the thirty day (30) temporary permit period the mobile home shall be removed from the Town at the owner's expense.

The motion was made Alderman Walsh and seconded by Alderman Cutrer to accept the Amended Ordinance.

**VOTING: YEAS, 2            NAYS, 2            ABSENT, 1**  
**Mayor McQueen voted to break the tie and accept Ordinance #03-16-17**

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CLARENCE MCQUEEN, MAYOR

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CARLA BENELLI, TOWN CLERK