

Chapter 9

**MOBILE HOMES AND MOBILE HOME PARKS
AND CAMPING AREAS***

- Art. I. In General, §§ 9-1—9-25
Art. II. Mobile And Manufactured Home Parks, §§ 9-26—9-70
Div. 1. Generally, §§ 9-26—9-45
Div. 2. License, §§ 9-46—9-70
Art. III. Camping Areas, §§ 9-71—9-81

ARTICLE I. IN GENERAL

Secs. 9-1—9-25. Reserved.

**ARTICLE II. MOBILE AND MANUFACTURED
HOME PARKS†**

DIVISION 1. GENERALLY

Sec. 9-26. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Collector means the tax collector of the town.

*Cross references—Conservation commission created to promote and develop natural resources, natural aesthetic areas, open areas, streams, shores, etc., § 2-66 et seq.; planning commission created, § 2-111 et seq.; animals, Ch. 4; buildings and building regulations, Ch. 5; fire prevention and protection, Ch. 6; open fires restricted, § 6-2; nuisances, Ch. 10; parks and recreation, Ch. 11; peddlers and solicitors, Ch. 12; solid waste, Ch. 16; excavations in public streets and highways, § 17-111; streets, sidewalks and other public places, Ch. 17; subdivisions, Ch. 18; zoning, App. A.

State law reference—Mobile homes, G.L. 1956, § 31-44-1 et seq.

†Cross references—Subdivisions, Ch. 18; zoning, App. A.

Licensee means any person or persons, firm or corporation receiving a license to conduct, operate or maintain a mobile and manufactured home park.

Licensing authority means the town council.

Mobile or manufactured home means a detached residential unit designed:

- (1) For a long-term occupancy and containing sleeping accommodations, a flush toilet and a tub or shower bath and kitchen facilities and having both permanent plumbing and electrical connections for attachment to an outside system.
- (2) To be transported on its own wheels or on a flatbed or other trailer or detachable wheels; and
- (3) To be placed on pads, piers and tie-downs at the site where it is to be occupied as a residence complete and ready for occupancy, except for minor and incidental unpacking and assembly operations and connection to utilities systems.

Mobile or manufactured home park means a plot of ground upon which four (4) or more mobile homes, occupied for residential purposes are located.

Mobile or manufactured home space means a parcel of land within a mobile home park occupied or designed to be occupied by one (1) mobile home.

Unit means a mobile or manufactured home space in a mobile home park.

(Ch. 48, § 2, 8-2-76)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 9-27. General operation requirements.

(a) Mobile and manufactured home space dimensional requirements shall conform to the lot dimensional regulations as set forth in the town's zoning ordinance.

(b) The minimum lot area established by these regulations may be increased by the town council if the report of the state

department of health indicates that greater lot areas are warranted for individual sewerage disposal systems.

(c) All roads within the mobile and manufactured home park shall conform with the town's road construction requirements, section 17-71 et seq., and shall be maintained in good condition by the owner or licensee of the mobile and manufactured home park.

(d) The licensee or owner shall set aside open space suitable for recreation purposes. A minimum of twenty-five (25) percent of the total land area of the park shall be required to be set aside for this purpose. The land selected by the licensee or owner shall be approved by the town council if the council is satisfied that the land selected is suitable in topography, access, and location.
(Ch. 48, § 4, 8-2-76)

Cross references—Buildings and building regulations, Ch. 5; street construction, § 17-71 et seq.

Sec. 9-28. Sanitary requirements.

(a) Water supply and sanitary systems shall be in conformance with the state department of health requirements.

(b) Each mobile or manufactured home lot shall be provided with an approved electrical connection.

(c) Licensees shall furnish at least one (1) refuse can with tight-fitting cover for each occupied mobile or manufactured home lot or use any approved collection method in accordance with the state health sanitation laws. Refuse shall be collected and removed at least once per week and in such manner that no nuisance shall be maintained. It shall be the responsibility of each licensee to maintain proper sanitary conditions with respect to waste and refuse disposal.

(Ch. 48, § 5, 8-2-76)

Cross references—Nuisances, Ch. 10; solid waste, Ch. 16.

Sec. 9-29. Registration of occupants.

(a) Each licensee under the provisions of this article shall keep a register in which the following information shall be recorded forthwith upon the letting of each mobile or manufactured home

space. Such information shall be furnished to the licensing authority by filing same with the town clerk.

- (1) Full name of mobile or manufactured home owner.
- (2) Make, model, size, serial number, year of manufacture of mobile or manufactured home.
- (3) State in which registered and registration number, if any.

(b) Each licensee shall keep or cause to be kept, for taxation purposes, the following information: The name of the state and the registration or license number of each vehicle; the make, year, length, and serial number of each mobile or manufactured home stationed, maintained, occupied or registered at the mobile and manufactured home park on the thirty-first of December of each year. Such information shall be filed with the tax assessor between January first and January fifteenth in each year.

(c) The licensee shall keep a record containing the names of all occupants and the number of school age children living in each mobile or manufactured home together with the dates of arrival and departure of each mobile home. Such record shall be open for inspection by all proper authorities as designated by the town council.

(Ch. 48, § 6, 8-2-76)

Sec. 9-30. Violations.

Each day that any violation of this article shall continue shall be considered as a separate or distinct offense.

(Ch. 48, § 7, 8-2-76)

Sec. 9-31. Fire protection.

Every mobile and manufactured home park shall be equipped at all times with one (1) fire extinguisher kept in good working order, and which is approved by the local fire department of the town, located not further than two hundred (200) feet from each mobile home lot.

(Ch. 48, § 8, 8-2-76)

Secs. 9-32–9-45. Reserved.

DIVISION 2. LICENSE

Sec. 9-46. Required.

No person shall maintain or operate a mobile and manufactured home park without having first obtained a license from the licensing authority. These regulations shall apply to all existing mobile and manufactured home parks or future mobile and manufactured home parks.

(Ch. 48, § 2, 8-2-76)

Sec. 9-47. Application.

(a) Application for a mobile and manufactured home park license shall be made in writing to the town council and shall be filed with the town clerk at least four (4) weeks prior to the special or regularly scheduled town council meeting at which hearing on such application is sought.

(b) Such application shall contain the following information:

- (1) The name and address of the applicant.
- (2) The name and address of the owner of the land on which the mobile and manufactured home park is to be established.
- (3) A description of the facilities intended to be installed on the proposed mobile and manufactured home park and the services to be available to the persons residing therein.

(c) Any person proposing to operate or maintain a mobile and manufactured home park within the town shall file in duplicate a preliminary plat in black line or blue line print drawn to the scale of sixty (60) feet or less to one (1) inch together with a filing fee of one hundred dollars (\$100.00) plus ten dollars (\$10.00) per lot payable to the town together with the names and addresses of all owners of abutting land according to the latest land evidence records of the town. Such plat shall contain the following information:

- (1) Name of mobile and manufactured home park, name and address of owner or owners, name of the engineer or surveyor, date, north point, and scale.
- (2) Boundary line of mobile and manufactured home park.

12

Peddlers and
Solicitors

13

Personnel

15

155 - Parks and Recreation

155 - Parks and Recreation

10

Nuisances

11

Parks and
Recreation

- (3) Any existing watercourses, street rights-of-way, utility lines and easements.
- (4) Proposed street rights-of-way, curblines, and street names; easements; type of water system; type of sewage system; surface and storm drainage sewers; space lines; mobile and manufactured home setback lines; and street trees.
- (5) Dimensions as follows: widths of street rights-of-way; bearings and distances of lot lines, right-of-way lines and subdivision boundaries; areas of lots; curve data; diameters and lengths of water lines; sanitary sewers, surface and drainage sewers, if any.
- (6) Existing contours at intervals of no greater than one (1) foot.
- (7) Location of proposed markers.
- (8) Certificate of the state department of health that the mobile and manufactured home park area meets state sanitary requirements.

(Ch. 48, § 3(a-c), 8-2-76)

Cross references—Subdivisions, Ch. 18; zoning, App. A.

Sec. 9-48. Approval of preliminary plat.

The town council will consider the preliminary plat for the mobile and manufactured home park and the accompanying material and will inspect the proposed mobile and manufactured home park and will approve, subject to modification, or disapprove the preliminary plat within sixty-six (66) days of receipt. The town council will return one (1) copy of the preliminary plat to the applicant with the statement of approval subject to modification, and the required modification, or disapproval and the reasons for disapproval noted on the plat.

(Ch. 48, § 3(d), 8-2-76)

Sec. 9-49. Final plat—When required.

Within one (1) year after approval of the preliminary plat of a proposed mobile and manufactured home park, the applicant shall file with the town council three (3) copies of the final plat,

one (1) on linen tracing cloth and two (2) prints on heavy paper. The final plat shall consist of the preliminary plat with the incorporation of all recommended changes. (Ch. 48, § 3(e)(1), 8-2-76)

Sec. 9-50. Same—Council action.

(a) The town council will fix a date for a public hearing to be held within thirty-two (32) days of the filing of the final plat with the town council. At least five (5) days prior to the hearing, the town council will give written notice, by certified mail, to the applicant and to owners of land abutting the mobile and manufactured home park and shall also give public notice in a newspaper of general circulation in such town.

(b) The town council will indicate its approval or disapproval of the final plat within thirty-six (36) days of the submission of the plat; otherwise such plat shall be deemed to be approved and a certificate to that effect shall be issued by the town council on demand. The council shall enter the certificate of approval on all copies of the final plat and will record the tracing cloth copy in the office of the town clerk. One (1) paper copy will be forwarded to the planning board and one (1) will be retained by the town council.

(Ch. 48, § 3(e)(2), 8-2-76)

Secs. 9-51—9-70. Reserved.

ARTICLE III. CAMPING AREAS

Sec. 9-71. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Camping area means any tract or parcel of land set aside for use by persons paying a fee to camp there in tents, similar portable structures, vehicles designed for use in camping or camping

12
Peddlers and Solicitors
13
Personnel
10
Nuisances
11
Parks and

utility lines

street names;
sewer system;
mobile and
utilities.

day; bearing;
and sub-
meters
face and

one (1)

the mo-
sani-

the
ma-
red
ap-
pt.
at
fi-
ne

trailers, so-called, or vehicles designed to be drawn by vehicles or self-propelled and occupied as a dwelling or used for sleeping purposes.

Trailer coach or mobile home means any portable structure or vehicle designed to be drawn by vehicles or self-propelled and occupied as a dwelling or used for sleeping purposes.
(Ch. 26, § 10, 12-1-69)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 9-72. License required.

No person shall maintain or operate a camping area within the town without a license for the same as provided in this article. No person shall locate or maintain a trailer coach or mobile home within the town except in a camping area, in accordance with the provisions of this article unless such trailer coach or mobile home meets the requirements of the town building code; provided, however, that any trailer coach or mobile home presently located and being maintained in the Town of Hopkinton prior to the effective date of former chapter 18 of the ordinances of the town regarding regulating the location of single trailers in the town and any trailer coach or mobile home located and maintained in the town after the effective date of former chapter 18 under a valid license issued under former chapter 18 may be continued to be located and maintained in its present location in the town and may be replaced by a replacement trailer coach or mobile home on the same location.

(Ch. 26, § 1, 12-1-69)

Editor's note—Chapter 18 has been repealed.

Sec. 9-73. Procedure for applying for license.

(a) Application for a camping area license shall be made in writing to the town council and shall be filed with the town clerk at least four (4) weeks prior to the special or regularly scheduled town council meeting at which hearing on such application is sought.

(b) Such application shall contain the following information:

- (1) The name and address of the applicant.

From
Miscellaneous Offenses
Mobile Homes and
Animals
Buildings and

(2)
(3)
(4)
(c) S
(1)
(2)
(3)
(4)
(d) T
contain
ed by
(e) U
id, l
e a
mer
tio
n n
cill
to

MOBILE HOMES, MOBILE HOME PARKS, CAMPING AREAS § 9-73

- (2) The name and address of the owner of the land on which the camping area is to be established.
 - (3) A description of the facilities intended to be installed on the proposed camping area and the services to be available to the persons camping there.
 - (4) Evidence that the applicant is owner or lessee of the land on which the camping area is to be established.
- (c) Such application shall be accompanied by the following:
- (1) A plat prepared and certified by a registered professional engineer in the state of the proposed camping area showing its area and the names and addresses of all property owners adjoining or within two hundred (200) feet of the proposed camping area.
 - (2) Application fee of one hundred dollars (\$100.00) to defray the expense of administering this article.
 - (3) Certificate of the state department of health that the camping area meets state requirements.
 - (4) Certificate of the town forest warden that the fire prevention facilities intended to be installed on the proposed camping area are adequate, that fire prevention measures intended to be followed at the proposed camping area are adequate and that the proposed camping area will otherwise present a safe environment for camping.
- (d) The town clerk shall refuse to accept any application not containing the information specified in (b) above or not accompanied by the plat, fee and certificates specified in (c) above.
- (e) Upon receipt of a proper application the town clerk shall send, by regular mail, notice of such application and the date, time and place of the hearing thereon to each of the property owners adjoining or within two hundred (200) feet of the proposed location, as shown on the plat accompanying the application. Such notice shall be sent at least three (3) weeks prior to the town council meeting at which such application is to be considered. The town clerk shall also cause the application to be advertised

12 Peddlers and Solicitors
13 Personnel
10 Nuisances
11 Parks and Recreation

in a newspaper of general circulation in the county once a week during the two (2) weeks prior to the town council meeting at which such application is to be considered.
(Ch. 26, § 2, 12-1-69)

Sec. 9-74. Standards to govern issuance of license.

No license shall be granted under the provisions of this article unless the following standards are met:

- (1) The proposed camping area must have an area of at least twenty (20) acres.
- (2) No facilities or campsites on the proposed camping area shall be located within two hundred (200) feet of any property not owned or leased by the applicant or any public highway.
- (3) No individual campsite within the camping area shall be less than fifteen hundred (1500) square feet in area.
- (4) At least ten (10) percent of the total campground area shall be set aside for common recreation facilities for occupants of the camping area.
- (5) The camping area shall be separated from view from adjacent property not included in the camping area and from the public highways either by natural screening or by a stockade-type fence.

(Ch. 26, § 3, 12-1-69)

Cross reference—Fire prevention and protection, Ch. 6.

Sec. 9-75. Hearing on issuance of license.

A hearing on the issuance of a camping area license shall be held at a special or regularly scheduled town council meeting. After hearing, the license shall be granted forthwith if the standards outlined in this article are met and the proposed location of the camping area is found to be compatible with the character and land use of the surrounding neighborhood.

(Ch. 26, § 4, 12-1-69)

Sec. 9-76. Terms of license.

Any license granted under this article shall be on the following terms:

- (1) The license shall not be transferable. A change of control of a corporation shall invalidate any license issued to such corporation and a new license must be acquired by the corporation if a change of control takes place.
- (2) The license shall be revocable by the town council for violation of any of the provisions of this article or upon evidence presented by the state health department or town forest warden that the camping area is unhealthy or unsafe or that adequate health and safety measures are not being followed.
- (3) The license shall also be revocable by the town council for any violation, committed on the premises, of the provisions of any other ordinance or statute or for maintaining or allowing the maintenance of a nuisance on the premises.
- (4) The licensee shall permit inspections of the camping area at reasonable times by the town police.

(Ch. 26, § 5, 12-1-69)

Sec. 9-77. Expiration and renewal of licenses.

All licenses issued under the authority of this article shall expire on December 31 of each year. Such licenses shall be renewed by following the procedure outlined in section 9-73 except that a new plat and certificate of the state health department and forest warden need not be filed unless there is to be a change in the facilities from the previous year.

(Ch. 26, § 6, 12-1-69)

Sec. 9-78. Operation of licensed areas.

(a) Camping areas may be open and operated during the period March 1 to December 31 only and camping areas must be vacant during the months of January and February of each year.

(b) The operator of a camping area shall not lease space for periods of longer than two (2) weeks, renewal at the option of the

12 Peddlers and Solicitors
13 Personnel
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

operator, provided, however, that no person may lease space in a camping area for more than six (6) months in each ten-month operating season unless such person first provides the town clerk's office with information pertaining to his, her or their number, age, and identity.

(c) The operator of the camping area shall maintain appropriate boundary markers on the boundary of the camping area clearly designating such boundaries for the purpose of preventing trespassing on adjacent property by patrons of the camping area.

(Ch. 26, § 7, 12-1-69; Ch. 96, § 1, 4-4-88)

Sec. 9-79. Existing camping areas.

Any camping area existing on December 1, 1969 must be licensed in accordance with this article and must comply with all of the provisions of this article except sections 9-74(1) and 9-74(2). For purpose of this section, an existing camping area shall mean any camping area which has been approved by the state department of health under the provisions of applicable state law, of January 1, 1970.

(Ch. 26, § 8, 12-1-69)

Sec. 9-80. Violations.

Each day's violation of any of the provisions of this article shall be considered a separate offense.

(Ch. 26, § 11, 12-1-69)

Sec. 9-81. Exception.

Nothing in this article shall be construed to prevent the storage of a camper or camping trailer by a person on his own property.

(Ch. 26, § 9, 12-1-69)

[The next page is 525]