

## Chapter 94

### MOBILE HOMES AND MOBILE HOME PARKS

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[HISTORY: Adopted by the Board of Trustees of the Village of Camden 12-1-1980 by L.L. No. 3-1980 (Ch. 28 of the 1977 Code). Amendments noted where applicable.]

#### GENERAL REFERENCES

Building construction — See Ch. 66.  
Flood damage prevention — See Ch. 83.

Subdivision of land — See Ch. 130.  
Zoning — See Ch. 150.

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#### § 94-1. Title.

This chapter shall be known and may be cited as the “Mobile Home Parks Local Law of the Village of Camden, New York.”

#### § 94-2. Purpose.

- A. It is the purpose of this chapter to promote the health, safety and general welfare of the inhabitants of the Village of Camden, New York by the regulation of mobile homes and mobile home parks within the Village of Camden, New York. It is also the intent of this chapter to enforce minimum standards for said facilities, establishing requirements for the design, construction, alteration, extension and maintenance of such uses and its related utilities and facilities; authorizing the issuance of permits or licenses for the construction, alteration and extension of such uses; authorizing the inspection of said facilities; and fixing penalties for violations.

- B. It shall be unlawful for any person to park, install or occupy as a dwelling or otherwise a mobile home on any public or private property in the municipality, except in a mobile home park and in accordance with the provisions of this chapter, amendments thereto and other applicable laws, rules or regulations.

**§ 94-3. Definitions; word use.**

- A. As used in this chapter, unless the context or subject matter otherwise requires, the following terms shall have the meanings given:

**ACCESSORY STRUCTURE** — Any structural addition to said living unit, which includes awnings, carports, porches, storage cabinets and similar appurtenant structures.

**BUILDING** — A roofed structure erected for permanent use.

**COMMON AREA** — Any area or space designed for joint use of tenants occupying said developments.

**DEVELOPMENT** — Any mobile home and mobile home park.

**DRIVEWAY** — A minor private way used by vehicles and pedestrians on a lot for common access to a single lot, a small group of lots or common facilities.

**ENFORCING AGENCY** — The authority, agency or the political subdivision charged by law with the duty to enforce the provisions of this chapter.

**FIRE PREVENTION AUTHORITY** — The fire prevention organization within whose jurisdiction said development is situated.

**FOUNDATION** — A permanent structure which is located under the main body of an individual unit which supports and prevents said structure from shifting, settling or heaving.

**HEALTH AUTHORITY** — The State Department of Health or its authorized representative or the local health official serving the municipality.

**INDEPENDENT UNIT** — A housing unit which has a flush toilet and a bath or shower which are operative.

**INDIVIDUAL UNIT** — Any single mobile home.

**LICENSE** — A written document issued by the enforcing agency allowing a person to operate and maintain such development under the provisions of this regulation.

**LIVING UNIT** — A residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**MOBILE HOME** — A structure, transportable in one or more sections, which is eight body feet or more in width and 32 body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

**MOBILE HOME PARK** — A parcel of land which has been planned and improved for the placement of mobile homes.

**MOBILE HOME PARK OR COURT** — A parcel of land which has been planned and improved primarily for the placement of mobile homes thereon.

**MOBILE HOME STAND** — That part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

**PERSON** — Any individual, firm, trust, partnership, public or private association or corporation.

**PLAT** — Any map, plan or chart indicating the location and boundaries of individual properties.

**PLOT** — A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat.

**PUBLIC SEWER AND WATER SYSTEM** — A public sewer and water system which serves an entire development but has its service facilities remote from individual housing units, usually in the form of a municipally operated utility system.

**PUBLIC STREET** — A public way which affords principal means of access to abutting properties.

**RECREATIONAL VEHICLE** — A vehicular-type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

**RIGHT-OF-WAY** — The area, either public or private, over which the right of passage exists.

**SERVICE BUILDING** — A structure housing a toilet, lavatory and such other facilities as may be required by this chapter.

**SEWER CONNECTION** — The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

**SEWER RISER PIPE** — That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

**TRAVEL TRAILERS** — A vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle; and of a body width of no more than eight feet and a body length of no more than 32 feet when factory-equipped for the road.

**WATER CONNECTION** — The connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

**WATER RISER PIPE** — That portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

- B. "Shall" indicates that which is required.

**§ 94-4. Prohibition against occupancy of mobile homes.**

No person being the owner or occupant of any land or premises within the Village of Camden shall use or permit the use of such land or premises for:

- A. 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 be maintained and operated in accordance with all applicable laws and the terms of this chapter.
- B. The parking of any mobile home for the purpose of the same being used for living, sleeping or eating therein, except as hereinafter provided.

**§ 94-5. Individual mobile homes prohibited.**

No person being the owner or occupant of any mobile home shall park or otherwise locate such mobile home upon any premises within the Village of Camden for the purpose of using the same for living, sleeping or eating quarters or permit the same to occur, nor shall any such person use or occupy any mobile home for living, sleeping or eating therein, or permit the same to occur, except in a duly authorized mobile home park, except as hereinafter provided.

**§ 94-6. Applicability to mobile home parks.**

The following provisions of this chapter shall be applicable to all mobile home parks.

**§ 94-7. Licensing requirements.**

It shall be unlawful for any person to maintain, alter, extend or operate a mobile home park unless such person shall first obtain a license.

- A. Issuance of a license. The Village Clerk of the Village of Camden shall issue a license to be effective from the date of issuance to and including December 31 of the same year. This license will not be issued until the Village Clerk has received:
  - (1) A written application from the applicant.
  - (2) The required fee as herein provided.
  - (3) Approval of the application by the Oneida County Department of Environmental Health.
  - (4) Approval by the Village Code Enforcement Officer.
  - (5) Approval by the Village Planning Board.
  - (6) A resolution from the Village Board approving issuance of a license.

B. Application data. Each application shall be accompanied by three complete sets of plans which shall be prepared by a surveyor, engineer or other qualified persons. The plans shall be drawn to a scale of 20, 40 or 50 feet to one inch which shall include the date, North point and scale and shall also furnish the following information:

(1) Legal data.

- (a) The name and address of the applicant; or the name and address of each partner if the applicant is a partnership; or the name and address of each officer and director if the applicant is an association or corporation.
- (b) The location and description of the land that is proposed to be used as a mobile home park.
- (c) The number of lots to be provided in such park.

(2) Physical features.

- (a) Contours of five-foot intervals.
- (b) Location of watercourse, marshes and areas subject to flooding.
- (c) Wooded areas.

(3) Existing development and proposed development. A location map which shows all land within 300 feet of the proposed park and all structures on the land which abuts the proposed park, together with the following:

- (a) The location, names and widths of all adjacent streets.
- (b) The location of all water lines and utilities within and adjacent to the proposed site.
- (c) The location and widths of all entrances, exits, streets and walkways.
- (d) The location, size and arrangement of each lot within the park.
- (e) The method and plan for electric lighting.
- (f) The location and plan of all proposed structures and improvements.
- (g) Any proposed grading and landscaping plans.
- (h) Plans for any proposed stormwater drainage system.
- (i) Plans for any and all proposed utility systems.
- (j) Any public improvements proposed by the municipality in or adjoining the proposed park.

C. Application procedures. Each application for a license shall be in writing and signed by the applicant.

- (1) The application and related information shall be filed with the Village Clerk in triplicate, one copy of which shall be retained by the Village Clerk.

- (2) The Village Clerk shall transmit one copy of the application to the Village Code Enforcement Officer. The Village Clerk shall also refer one copy of the application to the Village Planning Board for its review prior to final action by the Village Board. If the Village Planning Board does not exist the Village Board shall make its own review of said application.
- (3) The Village Clerk shall place a notice in the official area newspaper or newspapers to the effect that such an application has been filed.
- (4) The Village Code Enforcement Officer shall check the application for compliance with the requirements of this chapter and any other applicable regulations affecting such a development. The Village Code Enforcement Officer shall, after such investigation, transmit the application to the Village Board together with his written findings.
- (5) Said investigation shall be completed within 45 days after the date of filing the applications with the Village Clerk.
- (6) Upon receipt of the application from the Village Clerk, the Planning Board shall review the general arrangement of the housing units in the proposed park as they relate to existing community plans and development policies.
- (7) The Planning Board shall transmit the application back to the Village Board, together with its written findings, within 45 days of receipt of the application.
- (8) The Village Board shall review the findings of the Village Code Enforcement Officer and Planning Board and, by resolution, indicate its approval or disapproval of the application within 90 days of the date of filing the application with the Village Clerk. The application shall be returned to the Village Clerk and the applicant notified, in writing, by the Clerk of the decision rendered within five days of the date of such decision.
- (9) If the application is disapproved the applicant shall have the right to appear before the Village Board for a hearing.

**§ 94-8. License not transferable.**

The license granted under this section of this chapter shall not be transferable or assignable.

**§ 94-9. Renewal of license.**

- A. A license may be continued in effect for succeeding years, provided that all applicable provisions of the chapter continue to be complied with; and provided, further, that a yearly fee is paid.
- B. The holder of any license shall, between the first and 15th of December of each year, apply for a renewal thereof for the following year by filing with the Village Clerk an application showing that there has been no change of ownership, operation or maintenance since the last license. The Clerk upon the receipt of the application shall notify the Village Board and it shall forthwith investigate the facts and approve or disapprove the application. If the

application is approved, the Village Board shall issue a renewal license upon receipt of the proper fee to be effective from and after the first day of January to the 31st day of December of the same year.

**§ 94-10. Fees.**

The Village Clerk shall receive an annual fee as set from time to time by resolution of the Board of Trustees for each license or renewal license issued by the Village Board.

**§ 94-11. Regulations for mobile home parks.**

The following minimum requirements shall be maintained at all times in all mobile home parks:

- A. Park plan. Each mobile home park shall be subdivided and marked off into lots or unit sites numbered consecutively, the number being conspicuously posted on each unit site; each of which unit sites shall contain at least 7,500 square feet and shall have a frontage of at least 75 feet and a depth of at least 100 feet. No more than one mobile home shall be permitted to occupy any one unit site. The unit sites shall be grouped in blocks with street widths (pavement width) of 24 feet centered on a right-of-way of 49½ feet. The mobile home shall be located on each unit site lengthwise, in such a position that the sides thereof will not be within 25 feet of the side line of each unit site and a minimum 50 feet between mobile homes. No lot or public unit site shall be located within 70 feet of any highway nor within 20 feet of any adjacent property line or within 12 feet of any park street. Each park and all parts thereof shall be kept in a clean and sanitary condition at all times.
- B. Environmental, open space and access requirements; general requirements. Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding or erosion.
- C. Soil and ground cover requirements. Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust. Ground surfaces shall, however, be free from heavy or dense growth of brush or weeds.
- D. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- E. Sewer and water service. Each park shall be provided with approved sewer and water connections to existing public sanitary sewer and water systems of the Village of Camden.
- F. Water supply. Each unit must be supplied with sufficient pure running water from approved water service facilities.
- G. Private toilet facilities. All unit sites shall be completely equipped with private toilet facilities connected directly to approved water service sanitary systems.

- H. Garbage receptacles and sanitation. Each mobile home park license shall provide equipment sufficient to prevent littering of the grounds and premises with rubbish, garbage, refuse and the like, and shall provide flytight and watertight depositories with tight-fitting covers and of uniform color at each unit site. Such depositories shall be kept at all times in sanitary condition. No units shall be located more than 100 feet from a depository.
- I. Discharge of waste liquids. No unit site shall be used unless discharged waste liquids are discharged through a proper trap to the village sewer and no flush toilets in any unit site shall be used unless the discharge outlet is connected through to the sewer and no chemically treated toilet waste shall be disposed of within the park limits.
- J. Park areas for nonresidential uses. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to pertinent utilities.
- K. Required recreational areas. In all mobile home parks there shall be one or more recreation areas which shall be easily accessible to all park residents. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot. No outdoor recreation area shall contain less than 2,500 square feet. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
- L. Park street system.
- (1) General requirements. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets and roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography.
  - (2) Access. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have a minimum road pavement width of 30 feet, with a three-rod right-of-way.
  - (3) Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:
    - (a) All streets 24 feet in width centered on a right-of-way of 49½ feet.
    - (b) Dead-end streets shall be limited in length to 1,000 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 60 feet.
- M. Required illumination of park street systems. All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night.
- (1) All parts of the park street systems: 0.6 footcandle with a minimum of 0.1 footcandle.
  - (2) Potentially hazardous locations, such as major street intersections and steps or steeped ramps: individually illuminated, with a minimum of 0.3 footcandle.



N. Street construction and design standards.

- (1) Pavement. All streets shall be provided with a smooth, hard and dense surface comprised of macadam, asphalt or concrete and shall be durable and well drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes and other hazards.
- (2) Grades. Grades of all streets shall be sufficient to ensure adequate surface drainage, but shall not be more than 8%. Short runs with a maximum grade of 12% may be permitted, provided that traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.
- (3) Intersections. Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.

- O. Required off-street parking areas. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 1.25 car spaces for each mobile home lot. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve.
- P. Mobile home stand. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement of tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The mobile home stand shall be of concrete and not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure. The mobile home stand shall be provided with anchors and tie-down such as cast-in-place concrete "dead men," eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength to 2,800 pounds.
- Q. Skirting. All mobile homes shall be required to have standard manufactured skirting designed expressly for this purpose around the entire perimeter of the unit. All mobile home hitches shall be removed or cosmetically concealed from view.
- R. Driveways. Improved driveways should be provided on lots (where necessary) for convenient access to mobile homes. The minimum width shall be 10 feet.
- S. Outdoor living area. Each mobile home lot should be provided with an outdoor living and service area. Such areas should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than 350 square feet.
- T. Accessory structures. Accessory structures remain as per definition dependent upon the mobile home and shall not be used as complete independent living units with permanent provisions for sleeping, cooking and sanitation. Such structures shall be erected, constructed or occupied on a mobile home lot as directed by the management of the mobile home park as specified herein:

- (1) Accessory structures shall be designed in a manner that will not detract from the appearance of the mobile home park.
  - (2) Accessory structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment and utility connections.
- U. Individual electrical connections. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts, 50 amperes.
- V. Barbecue pits, fireplaces, stoves and incinerators. Cooking shelters, barbecue pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.
- W. Natural gas system. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Each mobile home lot provided with piped gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.
- X. Liquefied petroleum gas systems. Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes. Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 12 or more than 60 US gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport mobile home or any other structure unless such installations are approved by the health authority.
- Y. Fuel oil supply systems. All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.
- Z. Fire protection.
- (1) The mobile home area shall be subject to the rules and regulations of the Village of Camden fire prevention authority.

- (2) Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- (3) Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in each unit and at all other locations designated by such fire prevention authority and shall be maintained in good operating condition.
- (4) Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
- (5) Fire hydrants shall be installed if the park contains 100 or more living units in accordance with the following requirements:
  - (a) The water supply system shall permit the operation of a minimum of two one-and-one-half-inch hose streams.
  - (b) Each of the two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 30 pounds per square inch at the highest elevation point of the park.
  - (c) Fire hydrants, if provided, shall be located within 500 feet of any mobile home, service building or other structure in the park at the licensee's expense.

**§ 94-12. Duties of licensee.**

Every mobile home park shall be under the management of the licensee who must be of good reputation and character and who shall manage such park or court 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 and the license number and make of their automobile or other vehicle. Such record shall be available at all times for inspection by the Village Code Enforcement Officer, Village Board and any police officer. It shall be the duty of the licensee of any park:

- A. To provide for the collection and removal of garbage and any other waste materials at least once weekly.
- B. To prohibit the placing or storage of unsightly material or vehicles of any kind.
- C. To provide for cleaning, painting, repairing and disinfecting of all buildings.
- D. To take such other measures which shall be deemed necessary by the Village Board to preserve the health, comfort and safety of all persons accommodated in the park and of the general public.
- E. To 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 to maintain proper policing thereof.
- F. To report to the Health Officer all cases of communicable diseases or suspected cases of communicable disease affecting any resident of the park.
- G. To comply with the National Electrical Code with respect to electric wiring and equipment.

**§ 94-13. Duties of park occupants.**

The park occupant shall comply with all applicable requirements of this chapter and regulations issued hereunder and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition. The park occupant shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management. No owner or person in charge of a dog, cat or other pet animals shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot.<sup>1</sup>

**§ 94-14. Restrictions on occupancy.**

A mobile home shall not be occupied for dwelling purposes unless it is properly placed on a mobile home stand and connected to water, sewerage and electrical utilities. The mobile home must, in addition, comply with all existing village codes.

**§ 94-15. Accessory structures.**

- A. No addition is to be built, erected or maintained in connection with any mobile home other than the usual awning or similar weather protective structure unless a building permit is issued.
- B. Construction of any permanent or nonpermanent storage shed must be approved by the Village Code Enforcement Officer.

**§ 94-16. Posting of licenses.**

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

**§ 94-17. Exceptions.**

None of the provisions of this chapter shall be applicable to any mobile homes stored or garaged where such mobile homes are not being used or occupied as living or sleeping quarters.

**§ 94-18. Compliance with other regulations.**

- A. The issuance of a license pursuant to the provisions of this chapter shall not be deemed to waive compliance by the holder thereof, by the property owner or by any occupant of such park with any statute of the State of New York or local law, ordinance or health regulation of the Village of Camden.
- B. None of the provisions of this chapter shall be applicable to the following:

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<sup>1</sup> Editor's Note: See also Ch. 53, Animals, for additional running at large and nuisance regulations.

- (1) The business of mobile home or travel trailer sales, except that where units are used as living quarters, they shall conform to the provisions of this chapter.
- (2) The storage or garaging of mobile homes or travel trailers not being used for living or sleeping purposes within a building or structure or to the storage of one unoccupied mobile home or travel trailer on premises occupied as the principal residences by the owner of such mobile home or travel trailer; provided, however, that such unoccupied mobile home or travel trailer shall not be parked or located between the street line and the front building line of such premises.
- (3) A mobile home or travel trailer located on the site of a construction project, survey project or other similar work project and which is used solely as a field office or work or tool house in connection with such project, provided that such mobile home or travel trailer is removed from the site within 30 days after the completion of such project.
- (4) A sectional or modular house which is prefabricated in sections or modules, transported to the building site then fastened together, and placed on a permanent and totally enclosed masonry foundation and which has a minimum width of 18 feet for its entire length and contains a minimum of 720 square feet of usable living space.

#### **§ 94-19. Inspection and enforcement.**

The enforcement of the provisions of this chapter shall be assigned to the Village Code Enforcement Officer. The Village Code Enforcement Officer shall have the right to enter upon the premises of all housing that comes within the jurisdiction of this chapter and may do so at all reasonable times.

#### **§ 94-20. Revocation of license.**

- A. If the Code Enforcement Officer finds and reports to the municipal governing body that a mobile home park or trailer park, for which a license has been issued, is not being maintained in a clean and sanitary condition, contains one or more mobile homes which do not bear the seal noting compliance with applicable state law or is not being operated in accordance with the provisions of this chapter, the municipal governing body may, by resolution, authorize a written order which will require the holder of a license to correct the conditions specified in such order within 10 days after the service of such order.
- B. If the holder of such permit or license shall refuse or fail to correct the condition or conditions specified in such order within 10 days after the personal service of such order, the Board may, by resolution, revoke such permit or license and the holder of such permit or license shall thereupon terminate the operation of said facility.
- C. However, if the owner or operator of said facility shall thereafter correct such conditions and bring said facility into compliance with this chapter, such owner may then apply for the issuance of a new permit or license for such facility, and if the application is approved and a permit or license is granted, the applicant shall pay to the Village Clerk the fee required by this chapter within any credit for the fee paid for the permit or license which was revoked.

**§ 94-21. Penalties for offenses.<sup>2</sup>**

Any person, firm or corporation who violates any provision of this chapter shall be guilty of a violation and shall be punishable as provided in Chapter 1, General Provisions, Article II, General Penalty, and, in addition, the violation of this chapter or any of the provisions thereof shall subject the person, firm or corporation violating the same to a civil penalty in the sum of \$250, and when a violation of this chapter or any of the provisions thereof is continuous, each week (seven days) thereof shall constitute a separate and distinct violation; said penalty to be retained by the Village of Camden in a civil action. The application of the above penalty or penalties or the prosecution for the violation of the provisions of this chapter shall not prevent the revocation of any license issued pursuant thereto.

**§ 94-22. Construal of provisions.**

In any case where any provision of this chapter is found to be in conflict with a provision of any zoning, building, fire, safety or health law or ordinance, the provision which establishes the higher standard for the protection and promotion of the health and safety of the people shall prevail. In any case where provisions of this chapter are found to be in conflict with the provisions of any other ordinance or code of the Village of Camden existing on the effective date of this chapter which established a lower standard for the protection and promotion of the health and safety of the people, the provisions of this chapter shall be deemed to prevail and such other ordinances, laws or codes are hereby declared to be repealed to the extent that they may be in conflict with this chapter.

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<sup>2</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).