

TOWN OF DUMMERSTON

Pursuant to authority granted under the provisions of No. 281 of the Acts of 1957 (Title 24, Vermont Statutes Annotated, Sections 2231 and 2232) the Selectmen of the Town of Dummerston do hereby enact the following ordinance to provide for the regulation and licensing of all parks for trailer coaches or mobile homes located within the Town of Dummerston.

TRAILER PARK ORDINANCE

Sub-Section 1. Purpose. The purpose of this ordinance is to provide certain minimum standards for the licensing and regulation of trailer coach and mobile home parks in the Town of Dummerston.

Sub-Section 2. Definitions.

(A) As used in this ordinance, the word "person" shall be construed to include any individual, partnership, firm, company, corporation, owner, lessee or licensee or their agents.

(B) "Licensee" means any person licensed to operate and maintain a trailer park or mobile home park under this ordinance.

(C) "Licensing authority" means the Town of Dummerston.

(D) A "trailer coach" is similar to a mobile home but is not equipped with sanitary facilities, bath and toilet.

(E) A mobile home is a home which is mobile, a unit similar to a trailer coach, and is equipped with running water and sanitary facilities, bath and toilet.

(F) A "trailer park" is land upon which two or more trailer coaches are parked and occupied for camping or living purposes.

(G) A "mobile home park" is land upon which two or more mobile homes are parked and occupied for living purposes.

Sub-section 3. Trailer, mobile home parks: license.

No person shall maintain or operate within the limits of the licensing authority, any trailer or mobile home park unless such person shall first obtain from the licensing authority a license therefor. All trailer or mobile home parks in existence upon the effective date of this ordinance shall within ninety days thereafter obtain such license and shall comply with the requirements of this ordinance, except that the licensing authority shall, upon application of a park operator, waive such requirements that require prohibitive reconstruction costs, if such waiver does not alter the sanitation requirements herein provided.

Sub-section 4. Fees.

The Clerk of the Town of Dummerston shall charge an annual license fee as determined by the Selectmen. Note:- Fee shall be \$40.00 for two (2) trailers, all above two (2) trailers shall be \$30.00 each trailer.

One license fee per annum will be imposed by the Town of Dummerston covering the period from April 1 until the following April 1. The Town of Dummerston shall charge a fee for the transfer of the license in the amount of Three (\$3.00) Dollars. The license fees herein provided for in this subsection of the ordinance shall be in lieu of all inspection or other fees and all other local taxes except real estate taxes.

Sub-section 5. Application for license.

Original application for a trailer or mobile home park shall be filed

with the clerk of the Town of Dummerston, and said application shall be in writing and signed by the applicant. This application must contain the following:

- (A) name and address of applicant
 - (B) the location of the trailer or mobile home park
 - (C) a complete scale drawing of the proposed park
 - (D) a complete listing of all utilities and sanitation facilities.
- Any renewal application shall contain such information as the licensing authority deems necessary.

Sub-section 6. Park requirements. Each park shall conform to the following requirements:

- (A) The park shall be located on a site, graded to insure proper drainage of surface water, subsurface water, sewage and freedom from stagnant pools.
- (B) A minimum of twenty-five hundred square feet shall be provided for each mobile home or trailer coach space.
- (C) There shall be a minimum of fifteen feet clearance between each mobile home or trailer coach.
- (D) All spaces shall abut upon a roadway of not less than thirty-three feet in width.
- (E) In all trailer or mobile home parks, roadways shall be well drained, and at least eighteen feet in width shall be graded, hard surfaced or paved, and maintained in good condition and be lighted at night.
- (F) Each mobile home space shall have water connection, sewage and electrical outlet.

Sub-section 7. Same: garbage, rubbish disposal. In trailer or mobile home parks garbage cans and rubbish cans must be provided with tight fitting covers or an incinerator or other means of disposal approved by the licensing authority. Adequate garbage and rubbish collection must be provided.

Sub-section 8. Same: bath, toilet facilities. In any park where trailer coaches are allowed there must be a sufficient number of bath and toilet facilities for the purpose occupants of such coaches, and which shall meet the minimum requirements of the state board of health.

Sub-section 9. Same: fires. No open fire shall be permitted except in specified areas approved by local authorities.

Sub-section 10. Records. The licensee shall keep a register of all trailer coaches and mobile homes in his park and said register shall be available for inspection by law enforcement officers, public health officials and other officials whose duty necessitates acquisition of the information contained in the register. The register records shall not be destroyed for a period of three years following date of registration.

Sub-section 11. Revocation of license. The Town of Dummerston licensing authority may revoke any license to maintain a trailer or mobile home park when the licensee has been found guilty, by a court of

competent jurisdiction, of violatin any provisions of this ordinance. After such revocation, the license shall be re-issued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in compliance with this ordinance.

Sub-section 12. Inconsistent ordinances repealed. All ordinances inconsistent with or contrary to the provisions of this ordinance are hereby repealed and nothing in this ordinance shall be interpreted so as to conflict with state legislation regulating mobile home or trailer parks.

Sub-section 13. Violation of ordinance: penalty. Any person found guilty of violating this ordinance or any provision hereof, shall be deemed guilty of a misdemeanor and shall be fined not less than \$5.00 nor more than \$15.00, and each day such violation exists shall be construed as a separate offence and shall be punishable as such hereunder.

Dated this 28th day of December, 1961.

/s/ Richard Wilson

/s/ Henry N. Evans

/s/ Kenneth Chamberlin

(Selectmen of Dummerston)

This ordinance as hereinabove enacted by the Selectmen of the Town of Dummerston shall become effective when approved by a majority of the legal voters of the town present and voting on the question at a regular or special meeting thereof duly warned for the purpose.

Copy from Town Meeting Records:

Town Meeting March 6, 1962

Article 14 of the Warrant was taken up. It was moved by Robert Grussing and seconded by George E. Ranney and the vote was carried to approve the ordinance--to provide for the regulation and licensing of all parks for trailer coaches and/or mobile homes as provided in Article 14 of the Warrant.

Rena B. Reed, Town Clerk