

§ 75-1. Title.

This chapter shall be known as the “Mobile Homes, Manufactured Homes, Trailers, Recreational Vehicles and Campers” local law.

§ 75-2. General Intent.

It is the purpose of this chapter to promote the health, safety, and general welfare of the inhabitants of the Village of Sodus by the more efficient regulation of mobile homes, manufactured homes, trailers, recreational vehicles and campers.

§ 75-3. Definitions.

Building Line – The distant from the street line to that part of the structure nearest the street line, measured at right angles thereto, not including retaining walls or fences.

Camper - A vehicle, be it self-driven or towed, with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational and vacation uses.

Dwelling Modular – A detached one-family dwelling unit manufactured in two (2) or more sections for transport to a site and assembly on a foundation. For purpose of this chapter, a double-wide mobile home is construed as a modular dwelling.

Mobile Home / Manufactured Home – A detached one-family dwelling unit having the following characteristics:

- A. Manufactured as a relocated dwelling unit for a year-round occupancy and for installation on a mobile home stand or a foundation, with or without a basement.
- B. Designed to be transported on its own chassis and wheels and connected to utilities after placement on a lot or mobile home stand, with only incidental unpacking, expanding and assembly needed.
- C. Designed and manufactures as the type of unit which would require, after January 15, 1974, a seal as provided for in the Uniform Code for construction and installation of mobile / manufactured homes or equivalent.

Occupant - The residing of an individual overnight in a mobile home, manufactured home, camper or recreational vehicle.

Recreational Vehicle (RV) - Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, travel trailers, and camping trailers not meeting the specifications required for a manufactured home or mobile home.

Trailers, Utility – A trailer used for the transportation of a boat, snowmobile, three and four wheel recreation vehicles and work and storage trailers or likeness thereof.

§ 75-4.Enforcment.

- A. The officer in charge of the Police Department or the Code Enforcement Officer are charged with the immediate enforcement of this chapter.
- B. The Village Board of Trustees is further empowered to issue orders granting, renewing and revoking such permits as are provided for in accordance with the provisions of this chapter.

§ 75-5.Location.

- A. It shall be unlawful, within the limits of the Village of Sodus, for any person to park any trailer on any street, alley or highway or other public place or on any tract of land owned by any person, occupied or unoccupied, within the Village of Sodus, except as provided in this chapter.
- B. Emergency or temporary stopping or parking is permitted on any street, alley or highway subject to any other and further prohibitions, regulations or ordinances for that street, alley or highway.
- C. Any resident of the Village of Sodus may place and store on the land occupied by him no more than one (1) trailer, such trailer is not to be occupied for dwelling purposes or to be devoted to commercial or business activity, except that contractors may use trailers for office or toolshed purposes during construction periods. The storage of trailers under this section shall be upon the following express conditions:
 - (1.) No trailer may be stored ahead of the building line of said lot as hereinbefore defined.
 - (2.) No trailers may be stored within four (4) feet of side lots nor in such manner as to interfere with the light or visibility of adjoining residences.

§ 75-6.Mobile homes / manufactured homes; permit required.

- A. No mobile / manufactured home, except as permitted in this section, shall be located or occupied in the Village of Sodus. Any mobile / manufactured home located on an individual lot in the Village of Sodus may be replaced on the same lot within ninety (90) days after the original nonconforming mobile/manufactured home is removed, provided that such replacement of mobile/manufactured home meets the State of New York code for construction and installation and the standards of the New York State Uniform Fire Prevention and Building Code.
- B. The owner of any building lot within the Village of Sodus contemplating building residence thereon may be granted a temporary permit to place upon said lot a mobile/manufactured home and occupy the same for residence purposes, pending the completion of his dwelling. Such mobile/manufactured home placing and use of the same shall not exceed six (6) months. Upon it appearing that such dwelling has not been completed within six (6) months after the granting of the permit, a renewal not to exceed six (6) months may be granted at the discretion of the Board of Trustees. A permit shall be required for the placing of a trailer under this section.
- C. Any permit granted under this chapter shall be upon the following express conditions:

- (1.) No mobile / manufactured home may be occupied during such temporary period by more than five (5) persons as a place of abode.
- (2.) Each mobile home must be connected to the Village of Sodus water main and the Village of Sodus sewer system, provided that services are available within ten (10) days.
- (3.) No garbage, refuse, trash, or other waste materials shall be allowed to accumulate on the premises.

§ 75-7.Prohibition.

A. No camper or recreational vehicle shall be occupied within the Village of Sodus except in approved and permitted mobile home parks or recreational vehicle parks with the exception that the temporary occupancy by family of the owner of the real property or the invited guest of the owner of the real property upon which the recreational vehicle or camper is located shall be permitted provided that the recreational vehicle or camper not be occupied in excess of the term as specified in §125-28, in no event shall a recreational vehicle or camper be utilized as a rental unit or occupied upon a lot where there is no existing, one, two multiple family residence other than in an approved and permitted mobile home or recreational vehicle park.

B. No more than one camper or recreational vehicle shall be allowed, stored or maintained on any residential lot within the Village.

§ 75-8.Penalties for offenses.

A. Any person, firm or corporation who violates any provision of this chapter shall be subject to a fine of not less than \$50.00 nor more than \$100.00. The imposition of all penalties for any violation of this chapter shall not excuse the violation or permit it to continue.

B. The application of the above penalty or penalties or the prosecution of the violation of the provisions of this chapter shall not be held to prevent the forced removal of the conditions prohibited by this chapter. When a violation of any of the provisions of this chapter is continuous, each 24 hours thereof shall constitute a separate and distinct violation.

C. The code enforcement officer for the Village of Sodus or his designated agent shall have the authority to enforce this chapter.