

SECTION IX

MANUFACTURED HOUSING

9.1 AUTHORITY

This Section is enacted in accordance with the provisions of RSA 674:31-32.

9.2 PURPOSES

The purposes of this Section are to allow for the placement of manufactured housing within specific areas of the community and to provide for standards therefore.

9.3 LIMITATIONS

After the effective date of this Section, no manufactured housing shall be located otherwise than in a manufactured housing park or manufactured housing subdivision except as specifically provided in this Section. A manufactured house lawfully existing on the effective date of this Section on land out of a manufactured housing park or subdivision, or a replacement thereof if such housing unit is destroyed by fire or casualty or is in a state of disrepair and its replacement is located on the land within 180 days after such fire or casualty may be maintained as a non-conforming use, provided that when such use shall have been discontinued by the removal of such housing unit for a period in excess of 180 days, the use of such land shall thereafter conform to the provisions of this Ordinance.

9.4 MANUFACTURED HOUSING PARKS

Manufactured housing parks will be allowed by special exception providing the following requirements are met:

9.4.1 Approval: No manufactured housing park shall be established or operated without approval from the Planning Board of a plan which clearly defines the area of the proposed park, as well as all mobile home sites, all utilities, and such other requirements as shall be required by the Subdivision Regulations of the Town of Hopkinton as may be adopted from time to time.

9.4.2 Size: Manufactured housing parks shall consist of a minimum of ten (10) acres and at least two (2) sites. The maximum number of sites shall not exceed seventy (70). Open space shall not include wetlands, water bodies, roads, severe slopes or open space on individual sites.

<u>Maximum number of units</u>	<u>Minimum % of open space</u>	<u>Minimum lot size</u>	<u>Minimum street frontage</u>
50	30%	10,000	100 feet
60	40%	15,000	125 feet
70	50%	20,000	150 feet

9.4.3 Site Size: Each site must contain not less than 10,000 square feet and shall have a depth of at least 100 feet and a frontage of at least 100 feet on a public or private street.

9.4.4 External Dimensional Requirements: Same as Conservation Subdivision requirements.

9.4.5 Placement: No site shall contain more than one manufactured housing unit. No unit shall be placed closer than 150 feet to an existing residence or State or Town road nor shall the unit be placed within fifty (50) feet of any other boundaries of the park.

9.4.6 Marking: Each site shall be clearly marked.

9.4.7 Setbacks: Front yard setbacks shall be at least 25 feet. Rear yard setbacks shall be at least 20 feet. Side yard setbacks shall be at least 15 feet.

9.4.8 Other Uses: No other principal building shall be located in a manufactured housing park except for laundry, recreation, or other ancillary necessary buildings maintained in connection with the operation of the manufactured housing park.

9.4.9 Parking: Each site shall contain parking for at least two vehicles.

9.4.10 Roadways: All roadways shall have a minimum pavement width of 20 feet and a minimum right-of-way of 40 feet. They shall be paved with bituminous concrete, well drained and reasonably lighted. They shall be privately maintained.

9.4.11 Recreation: Recreation areas shall be provided within the open space and maintained and restricted to such active and passive recreation use. They shall be protected from roadways and parking areas by adequate fencing, if deemed necessary by the Planning Board.

9.4.12 Garbage and Refuse Disposal: It shall be the responsibility and duty of the owner or the manager of the park to see that all garbage and refuse is stored, collected and disposed of in a regular and sanitary manner approved by the Board of Selectmen.

9.4.13 Additions, Alterations: All additions, alterations to manufactured housing or other structures shall comply with this ordinance and the Town's building code, if any.

9.4.15 Buffer: There shall be a 25 foot visual buffer strip around the perimeter of the manufactured housing park, and this shall not be considered part of the required open space.

9.5 MANUFACTURED HOUSING SUBDIVISION

Manufactured housing subdivisions will be allowed providing the following requirements are met.

9.5.1 Where Allowed: Manufactured housing subdivisions, consisting of a minimum of twelve (12) acres, are permitted in residential zones provided that all requirements which pertain to single family houses are met.

9.5.2 Maximum Number of Units: The maximum number of units in any manufactured housing subdivision shall not exceed fifty (50).

9.5.3 Conservation Subdivision Option: A manufactured housing subdivision may be developed as a conservation subdivision in accordance with Section VIII of this Ordinance provided that all of the provisions of that Section are complied with. However, in no case shall manufactured housing in a conservation subdivision be attached to create more than one dwelling unit per building.

9.5.4 Labeling: If a plat is submitted with a request for approval for a manufactured housing subdivision and such plat is approved, the plat shall bear the legend that it is "approved for manufactured housing."

9.5.5 Approval: The subdivision shall be approved by the Planning Board.