

**TOWN OF CAMBRIA
MOBILE HOME ORDINANCE**

ARTICLE I

S-1. Title.

This ordinance shall be known and may be cited as the “Mobile Home Ordinance of the Town of Cambria.”

S-2. Purpose:

This ordinance is adopted in order to promote the health, safety, morals and general welfare of the inhabitants of the Town of Cambria by regulating the occupancy and maintenance of mobile home and mobile parks.

S-3. Function.

This ordinance establishes minimum standards for mobile home parks; requirements for the design, construction, alteration, extension and maintenance of mobile home parks and related utilities and facilities; authorizes the issuance of permits for construction, alteration and extension and operation of mobile home parks; authorizes the inspection of mobile home parks; limits the use of mobile homes outside of mobile home parks; and fixes penalties for violations.

ARTICLE II

Definitions

S-4. General.

Unless the context otherwise requires, the following definitions shall be used in the interpretation and administration of this ordinance. Words used in the present tense include the future; the singular number shall include the plural, and the plural, the singular; the word “structure” shall include the word “building”; the word “used” shall include “arranged,” “designed,” “constructed,” “altered,” “converted,” “rented,” “leased” or “intended to be used,” and the word “shall” is mandatory and not optional.

S-5. Definitions.

LICENSE – A license issued to January 1 annually to operate a mobile home park within the Town of Cambria.

MOBILE HOME – A transportable, single-family dwelling which may be towed and which is affixed to real estate, used for nontransient residential purposes and for which conforms with current American Standards Association codes for plumbing, heating and electrical systems.

MOBILE HOME LOT – A parcel of land within a mobile home park for the placement of a single mobile home and the exclusive use of its occupants.

MOBILE HOME PARK – A parcel of land under single ownership which has been planned for the placement of mobile homes, appurtenant structures or additions.

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

PERMIT – A building permit to construct, alter or extend any mobile home park, issued by the Building Inspector in accordance with Article III.

PERSON - Any individual, firm, trust, partnership, public or private association or corporation, or other entity.

SERVICE BUILDING – A structure housing sanitary, operational, office, recreational, maintenance and other facilities, built to conform to required standards.

SEWER CONNECTION – Pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewer 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 a designated point at each mobile home lot.

TEMPORARY LICENSE – A license to operate a mobile home park in existence at the time of enactment of this ordinance which does not conform to the standards established in this ordinance.

WATER CONNECTION – 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 service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

WATER SERVICE PIPE – All pipes, fittings, valves and appurtenances from the water main of the park, distribution system to the water outlet of the distribution system within the mobile home.

ARTICLE III
License and Permit Procedures

S-6. License and permits required.

It shall be unlawful for any person to develop or operate a mobile home park within the limits of the Town of Cambria unless he holds a valid license to operate a mobile home park and a valid permit to construct, alter or extend any mobile home park.

S-7. License application procedures.

License applications shall be submitted to the Planning Board for site plan review. Upon receiving the recommendation of the Planning Board, the Town Board shall approve, disapprove or approve conditionally the application. Upon approval by the Town Board, a one-year license to operate a mobile home park shall be issued by the Building Inspector.

Annual license renewals shall be issued by the Building Inspector with the applicant states in writing that there is no change in the information contained in the original license application and upon payment of a license renewal fee of fifty dollars (\$50.00) plus eight dollars (\$8.00) for each pad. When changes in the license provisions are sought, the applicant shall submit the revised application to the Planning Board, where the same procedures shall be followed as prescribed for original license applications.

S-8. Suspension of license.

If an officer, the Building Inspector or any authorized representative of the Town of Cambria finds that any mobile home park is not being maintained in a clean and sanitary condition or is not being conducted in accordance with the provisions of this ordinance, or that the application fees provided for this ordinance have not been paid, or that the applicable registration provisions of this ordinance are not being carried out, such facts shall thereupon be reported to the Town Board and said Town Board may direct the Building Inspector to serve an order in writing upon the holder of the license for such park, directing that the conditions therein specified be remedied within ten (10) days after date of service of such order. If such conditions are not corrected after the expiration of said ten-day period, the Town Board may cause a notice in writing to be served upon the holder of said license, requiring the said holder to appear before the Town Board at a time specified in such notice and show cause why such license should not be revoked. The Town Board may, after hearing at which testimony of witnesses may be taken and the holder of the license shall be heard, revoke such license if said Town Board shall find that the said park is not being maintained in a clean and sanitary condition or that any provision of this ordinance has been or is being violated or that the fees provided for in this ordinance have not been paid, or for other sufficient cause. Upon the revocation of such license paid, or for other sufficient cause. Upon the revocation of such license the premises shall immediately cease to be used for the purpose of a mobile home park and all mobile homes shall forthwith be removed there from.

S-9. License application requirements.

Application for licenses shall be in duplicate and in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by the deposit of a fee in the amount of Fifty Dollars (\$50.00) plus Eight Dollars (\$8.00) for each pad. The license application submitted to the Planning Board shall contain:

- A. Name and address of applicant; if the applicant is a partnership the names and addresses of the partners; if the applicant is a corporation, the names and addresses of the officers and directors.
- B. Name and address of the owner of the land.
- C. Location and complete legal description of the land that the mobile home park will occupy.
- D. Six (6) sets of engineering and / or architectural plans and specifications of the proposed park, showing:
 - (1) Scale: One (1) inch equals fifty (50) feet.
 - (2) Topography at two-foot contour intervals.
 - (3) Watercourses and other physical features.
 - (4) Location map showing area within five hundred (500) feet of proposed park and all adjacent streets.
 - (5) Size and location of entrances and exists, shall be subject to the approval of the Planning Board.
 - (6) The area and dimensions of the tract of land.
 - (7) The number, location and size of all mobile home lots, parking areas, driveways and storage areas.
 - (8) The location of service buildings and any other proposed structures.
 - (9) The location and width of roadways, walkways and parkways.
 - (10) Location of water and sewer lines and riser pipes.
 - (11) Plans and specifications of water supply and refuse and sewage disposal facilities.

- (12) Plans and specifications of all buildings to be constructed altered or extended within the mobile home park.
- (13) The location and details of lighting and electrical systems.
- (14) Drainage plan.
- (15) Proposed grading, landscaping and screening.
- (16) Construction detail sheets.
- (17) Rules for park operation.

S-10 Licenses nontransferable.

Licenses shall be issued to a specific person or corporate entity and shall be nontransferable. Every person holding a license shall give notice in writing to the Building Inspector within twenty-four (24) hours after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park.

S-11 Building permit requirements.

Prior to the construction, alteration or extension of any mobile home park, including the construction of any roads, buildings, structures, utilities or mobile home stands or pads, an application for a building permit shall be filed with the Building Inspector.

The Building inspector shall issue a building permit if he finds that the proposed construction is in conformance with the provisions of the mobile home park license.

S-12 Emergencies

Whenever the Building Inspector finds that an emergency exists which requires immediate action to protect the public health, he may, without notice, issue an order, with a copy to the Town Board, reciting the existence of such emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Town Board he shall be afforded a hearing as soon as possible.

S-13 Existing mobile home parks.

Mobile home parks operating prior to the effective date of this ordinance may continue to operate, provided they maintain their existing standards and comply with the technical standards within the time limit provided herein. They shall, however, submit an application for a license within six (6) months of the effective date of this ordinance.

In the mobile home license application the applicant must indicate how he intends to bring the mobile home park up to the standards required in the ordinance, except the stand requirement in S28-14M has to be met within a two-year period. Mobile home parks, which do not meet the standard of this ordinance, shall be issued temporary licenses.

Temporary licenses for existing mobile home parks shall be renewed annually by the Building Inspector upon payment of the regular renewal fee for not more than four (4) consecutive years only upon approval of the Town Board after review and recommendation by the Planning Board.

ARTICLE IV Technical Standards

S-14 Site improvement requirements.

- A. General, condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health 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 subsidence or erosion shall be used for any purpose, which would expose persons or property to hazards.
- B. Soil and ground cover. Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- C. Site drainage requirements. 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.
- D. Nonresidential uses.
 - (1) No part of any park shall be used for nonresidential purposes, except as permitted by this ordinance or by the Zoning Ordinance.
 - (2) Nothing contained in this Article shall be deemed as prohibiting the scale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
- E. Minimum site, size and lot size.
 - (1) The minimum site size for mobile home park shall be fifty (50) acres with a minimum of twenty-five (25) lots.

- (2) The mobile home park shall be subdivided and marked off into mobile home lots. Each lot shall have a minimum area of not less than six thousand (6,000) square feet and a minimum dimension of not less than sixty-five (65) feet frontage.

F. Separation between mobile homes.

- (1) Mobile homes shall be separated from each other and from other buildings and structures by at least thirty (30) feet: provided that the mobile homes placed end-to-end may have a clearance of twenty (20) feet where opposing rear walls are staggered.
- (2) An accessory structure which has a horizontal area exceeding twenty five (25) square feet, is attached to a mobile home or located within ten (10) square feet of its window, and has a top or roof that is higher than the nearest window shall, for purposes of all separation requirements, be considered to be part of the mobile home.

G. Recreation areas.

- (1) In all parks there shall be one (1) or more recreation areas which shall be easily accessible to all park residents.
- (2) The size of such recreation areas shall be based upon a minimum of two hundred (200) square feet, for each lot. No outdoor recreation area shall contain less than five thousand (5,000) square feet.
- (3) Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
- (4) Playground equipment shall be installed in each required recreation area.

H. Setbacks, buffer strips and screening.

- (1) All mobile homes shall be located at least one hundred (100) feet from any park property boundary line abutting upon a public street or highway and at least fifty (50) feet from other park property boundary lines.
- (2) There shall be a minimum distance of fifteen (15) feet between an individual mobile home and adjoining pavement of a park walk, street or common parking area or other common areas.
- (3) All mobile home parks shall be provided with screening such as attractive and well-maintained fences or natural growth along the property boundary line separation the park and adjacent uses.

I. Street Systems

- (1) General requirements. All mobile home parks shall be provided with safe and convenient vehicular access to abutting public streets or 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 road or street shall have a minimum road pavement width of thirty-four (34) feet where parking is permitted on both sides, or a minimum road pavement width of twenty seven (27) feet where parking is limited to one (1) side. Where the primary entrance road is more than one hundred (100) feet long and does not provide access to abutting mobile home lots within such distance, the minimum road pavement width may be twenty (20) feet, provided parking is prohibited at both sides.
- (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, except minor streets, twenty-four (24) feet including curb gutters.
 - (b) Minor streets, no parking, eighteen (18) feet. (Acceptable only if less than five hundred (500) feet long and serving less than twenty-five (25) mobile homes or of any length if one-way and providing access to abutting mobile home lots in one (1) side only.)
 - (c) Dead-end streets shall be limited in length to five hundred (500) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eight-five (85) feet.
 - (d) Curb gutters are required on both sides of streets.
- (4) 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 safe movement of pedestrians and vehicles at night.
 - (a) All parts of the parks' street systems shall be lighted.

- (b) Potentially hazardous locations, such as major street intersections and steps or stepped ramps, shall be lighted.
- (5) Potentially Street construction and design standards.
 - (a) Pavement. All streets shall be provided with a smooth, hard and dense surface, which 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, and streets shall be constructed using Town specifications.
 - (b) Grades. Grades of all streets shall be sufficient to ensure adequate surface drainage, but shall be not more than eight percent (8%). Short runs with a maximum grade of ten percent (10%) may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.
 - (c) Intersections. Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one (1) point shall be avoided.

J. Off-street Parking. All requiring pavings as described in specifications made a part hereof.

- (1) 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 two (2) car spaces for each mobile home lot.
- (2) Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of two hundred (200) feet from the mobile home it is intended to serve.
- (3) Auxiliary Parking. Central auxiliary parking areas shall be provided at a ratio of two hundred (200) square feet per mobile home lot in a location which is not contiguous with the lot serviced, such area being screened from lots and public highways by a coniferous hedge or other effective vegetation. Auxiliary parking areas are to be provided for parking trucks, maintenance equipment, boat trailers, utility trailers, travel trailers, and similar such equipment and vehicles.

K. Walks

- (1) General requirements. All walks shall be paved as described in specifications. All parks shall be provided with safe, convenient, all season, dust-free, pedestrian access of adequate width for intended use, durable and convenient to maintain between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
- (2) Common walk system. A common walk system separated from the road system by a minimum of two (2) feet shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half (3 ½) feet.
- (3) Individual walks. All mobile pads shall be connected to common walks, to paved streets, or to paved driveways or parking space connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

L. Landscaping. Trees and shrubs shall be provided along all walks and streets, around the recreation areas and along the outer property line at the mobile home park. Trees shall be planted at an interval of not more than fifty (50) feet where feasible.

M. Mobile home pads. The area of the mobile home stand shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.

- (1) The mobile home pad shall not have, shift or settle unevenly under the weight of mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
- (2) The mobile home pad shall be provided with anchors and tie-downs such as case-in-place concrete “deadmen” eyelets embedded in concrete foundations or runaways, screw augers, arrowhead anchors or other devices securing the stability of the mobile home.
- (3) 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 of two thousand eight hundred (2,800) pounds.

S-15 Water supply requirements.

- A. General. An accessible, adequate, safe, and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively.
- B. Distribution system. Minimum eight (8) inch waterlines and all plans must meet requirements of the Town of Cambria Water Department and approved by that Department.
 - (1) The water supply system of the mobile home park shall be connected by the pipes to all mobile homes, building and other facilities requiring water.
 - (2) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the health authority.
 - (3) The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
 - (4) The system shall be so designed and maintained as to provide a pressure of not less than forty (40) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply.
- C. Water risers.
 - (1) Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position.
 - (2) Water riser pipes shall extend at least four (4) inches above ground elevation. The pipe shall be at least three fourths (3/4) inch. The water outlet shall be capped when a mobile home does not occupy the lot.
 - (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

- (4) A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.
- (5) Underground stop and waste valves shall not be installed on any water service.

S-16 Sewage disposal.

- A. General. An adequate and safe sewerage system shall be provided in all mobile home parks for conveying and disposing of all sewerage. Such system shall be designed, constructed and maintained in accordance with state and local laws.
- B. Sewer lines. All sewer lines shall be located in trenches of sufficient depth to be free of breakage, from traffic or other movements and shall be separated from the park water supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two (2) feet per second when flowing full. All sewer lines shall be constructed of materials approved by the New York State Health Department, shall be adequately vented and shall have watertight joints.
- C. Sewer connections.
 - (1) Each mobile home stand shall be provided with at least a four-inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
 - (2) The sewer connection (see definition S-15) shall have a normal inside diameter of at least three (3) inches, and the slope of any portion thereof shall be at least one-fourth $\frac{1}{4}$ inch per foot. The sewer connection shall consist of one (1) pipeline only without any branch fittings. All joints shall be watertight.
 - (3) All materials used for sewer connection shall be semirigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.
 - (4) Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) inches above ground elevation.
- D. Treatment and discharge. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall conform to the regulations of the State Health Department prior to

construction. Effluents from sewer treatment facilities discharged into any waters of the state shall conform to the regulations of the State Health Department.

S-17 Electrical distribution system

- A. General. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances, which shall be installed and maintained in accordance with applicable codes and regulations governing such systems, and fire underwriters approval.
- B. Electrical and telephone utilities.
 - (1) The mobile home park operator shall arrange with the serving utility for underground installation of the utilities, distribution supply lines and service connections.
 - (2) All direct burial conductor or cable shall be buried in accordance with the practice and provisions of the service utilities.
- C. Electrical Connections
 - (1) 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 AC, one hundred (100) amperes.
 - (2) Where the calculated load of the mobile home is more than one hundred (100) amperes, either a second outlet receptacle shall be installed or electrical service shall be provided by means of permanently installed conductors.
- D. Grounding. All exposed noncurrent carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile home or other equipment.

S-18 Community service facilities.

- A. General. The requirements of this Article shall apply to service buildings, recreation buildings and other community service facilities such as:
 - (1) Management offices, repair shops and storage areas.
 - (2) Sanitary facilities.

- (3) Laundry facilities.
- (4) Indoor recreation areas.
- B. Community sanitary facilities. Each park shall be provided with the following emergency sanitary facilities: for every fifty (50) mobile home lots, there shall be two (2) flush toilets, two (2) lavatories and one (1) shower for each sex. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.
- C. Structural requirements.
 - (1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
 - (2) All rooms containing sanitary or laundry facilities shall:
 - (a) Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.
 - (b) Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of the floor area served by them.
 - (c) Have at least one (1) window, which can be easily opened, or a mechanical device, which will adequately ventilate the room.
 - (3) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open. Toilet areas shall be lighted.
 - (4) Hot and cold water shall be furnished to every lavatory; sink, bathtub, shower and laundry fixture and cold water shall be furnished to every water closet and urinal.
- D. Fireplaces, etc. Cooking shelters, barbecue pits, fireplaces and wood burning stoves shall be so located, constructed, maintained, and used as to avoid fire

hazard 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 fires shall be left unattended. No fuel shall be used and no material burned which emit dense smoke or objectionable odors. No refuse shall be burned at any time.

S-19 Refuse handling.

- A. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. Each lot shall be provided with at least one (1) twenty gallon garbage can with tight fitting cover. The cans shall be kept in a sanitary condition at all times. It shall be the responsibility of the park operator to insure that garbage and rubbish shall be collected and properly disposed of outside the park as frequently as may be necessary to insure that garbage cans do not overflow. Exterior areas shall be free from organic and inorganic material that might become a health, accident or fire hazard.

S-20 Insect and rodent control.

- A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the health authority.
- B. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding place for flies, mosquitoes and other pests.
- C. Storage areas shall be so maintained as to prevent rodent harborage, e.g., lumber, pipe and other building materials shall be stored at least one (1) foot above the ground.
- D. All exterior openings in or beneath any structure or mobile home shall be appropriately screened with cement block or other suitable materials.
- E. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

S-21 Fuel supply and storage.

- A. Natural gas system.

- (1) Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- (2) 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.

B. Liquefied petroleum gas systems.

- (1) Liquefied petroleum gas systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- (2) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- (3) Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
- (4) All liquefied petroleum gas 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.
- (5) 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 one hundred (100) United States gallons gross capacity.
- (6) 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.

C. Fuel oil supply systems.

- (1) All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.
- (2) All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.
- (3) 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 (5) feet from any mobile home exit, and shall be approved by the fire underwriters.

- (4) Storage tanks located in areas subject to traffic shall be protected against physical damage.

S-22. Fire protection.

- A. The mobile home shall be subject to fire prevention ordinance which may be adopted by the town.
- B. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- C. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in service buildings and at all other locations designated by such fire prevention authority and shall be maintained in good operating condition.
- D. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
- E. Fire hydrants.
 - (1) Fire hydrants shall be installed on the park water supply system and be capable of serving them in accordance with the following requirements:
 - (a) The water supply system shall permit the operation of two (2) one-and-one-and-one-half-inch hose streams.
 - (b) Each of two (2) nozzles, held four (4) feet above ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least forty (40) pounds per square inch at the highest elevation point of the park.
 - (2) Fire hydrants shall be located within six hundred (600) feet of any mobile home service building or other structure of the park, measured by road distance.

ARTICLE V
Requirements for operation

S-23. Responsibilities of park management.

- A. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this ordinance and regulations issued hereunder and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The park management shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance and regulations issued hereunder.
- C. The park management shall supervise and be responsible for the placement of each mobile home on its mobile stand, which includes securing its stability and installing all utility connections.
- D. The park management shall maintain a register containing the names of all park occupants, the date of arrival, the date of departure and a description of the trailer, by make, model, number, size, and serial number. Such register shall be available to any authorized person inspecting the park.
- E. The park management shall notify the State Health Department immediately of any suspected communicable or contagious disease within the park.

S-24. Responsibilities of park occupants.

- A. The park occupants shall comply with all applicable requirements of this ordinance and regulations issued hereunder and shall maintain their mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home park.

S-25. Restrictions on occupancy.

A mobile home shall not be occupied for dwelling purpose unless it is properly placed on a mobile home stand and connected to water, sewerage and electrical utilities. A certificate of occupancy is required.

ARTICLE VI
Mobile Homes not Located in Mobile Home Parks

S-26. Mobile homes not located in mobile home parks shall not be permitted in the Town of Cambria except as permitted in the Zoning Ordinance.

ARTICLE VII
Miscellaneous

S-27. Penalties for offenses.

Any person who violates any provision of this ordinance shall upon conviction, be punished by a fine of not more than two hundred fifty dollars (\$250.00) nor more than 6 months imprisonment; and each weeks failure of compliance with any such provision shall constitute a separate violation.

S-28. Conflict of ordinances.

In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the municipality on the effective date of this ordinance, the provision, which establishes the higher standard, shall prevail.

S-29. Validity or partial invalidity.

If any section, subsection, paragraph, sentence, clause or phrase of this ordinance should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance, which shall remain in full force and effect; and to this end the provisions of this ordinance are hereby declared to be servable.

S-30. When effective.

This ordinance shall take effect immediately upon the adoption, publication and posting as provided by the law.

This Ordinance shall take effect immediately after the same shall have been published and posted as provided by the Town Law.

All parties in interest and citizens will be heard by the Town Board at the Public Hearing to be held as aforesaid.

STATE OF NEW YORK
COUNTY OF NIAGARA SS:
TOWN OF CAMBRIA

I, ROBERT McCOLLUM, Town Clerk of the Town of Cambria, Niagara County and State of New York, do hereby certify that the foregoing is a true copy of the Amendment to the Zoning Ordinance in the Town of Cambria, and I have compared the same with the original thereof on file in my office and that the same is a true copy of such Amendment which was adopted at a duly convened meeting of the Town Board of the Town of Cambria at the Town Hall, Cambria and Lower Mountain Roads, in the Town of Cambria, New York on February 6, 1975.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Town of Cambria, Niagara County, New York, this 6th day of February 1975.

Robert McCollum, Town Clerk