

REGULATING MOBILE HOMES, MOBILE HOME PARKS, TRAILER CAMPS AND
TRAVEL AND OTHER TRAILERS

Section 1.1 TITLE

This Local Law shall be known as the Trailer Law of the Town of Hunter.

Section 2.1 PURPOSE

The purpose of this Local Law is to promote the general welfare of the community, including the protection and preservation of the property of the Town of Hunter and of its inhabitants by establishing specific requirements and regulations governing the occupancy and maintenance of mobile homes, mobile home parks, travel trailers, trailer camps and construction trailers.

Section 3.1 DEFINITIONS

For the purposes of this Local Law, the following words, terms and phrases shall have the meaning ascribed to them in this section:

MOBILE HOME: A mobile home is any vehicle which is designed to be transported on, its own wheels or those of another vehicle; which is used, designed to be used or capable of being used as a detached single family residence; and which is intended to be occupied as permanent living quarters containing sleeping accommodations, a flush toilet, a tub or shower, kitchen facilities and plumbing and electrical connections for attachment to outside systems.

MOBILE HOME LOT: A mobile home lot is a designated site of specific total land area which is located within a mobile home park for the accommodation of one mobile home and its occupants.

MOBILE HOME PARK: A mobile home park is any parcel of land which is planned and improved for the placement of two or more mobile homes which are used as dwellings and for occupancy of more than ninety consecutive days.

MOBILE HOME STAND: A mobile home stand is a durable surface located on a mobile home lot which is to be used for the placement and capable of supporting a mobile home.

TRAVEL TRAILER: A travel trailer is any portable vehicle which is designed to be transported on its own wheels; which is designed and intended to be used for temporary living quarters for travel, recreational or vacation purposes; and which may or may not include one or all of the accommodations and facilities included in a mobile home.

TRAILER CAMP: A trailer camp is any parcel of land which is planned and improved for the placement of two or more travel trailers which are used as temporary living quarters.

Section 4.1 LICENSES REQUIRED FOR MOBILE HOME PARKS AND TRAILER CAMPS

Any person, partnership, association or corporation, being the owner or occupant of any land within the Town of Hunter shall not use or allow the use of such land for a mobile home park or trailer camp unless a license has been obtained as herein provided.

Section 4.2 ISSUANCE OF LICENSE

4.21 The Town Clerk of the Town of Hunter shall issue a permit to be effective from the day of issuance to and including December 31st of that same year.

4.22 This permit will not be issued until the Town Clerk has received a resolution from the Town Board approving issuance of a license.

Section 4.3 SUPPLEMENTAL LICENSE

4.31 Any person holding a permit for a mobile home park or trailer camp or desiring to add additional lots to such park or camp, shall file an application for a supplemental permit.

4.32 The application for such supplemental permit must be accompanied by two complete sets of plans and specifications as required by Section 6.1 of this local law. The application for a supplemental permit shall be filed and handled according to the procedure established in this section of the local law.

4.33 When approved, the Town Clerk shall issue a supplemental permit which will be effective from the date of issuance to and including December 31st of the same year.

Section 4.4 LICENSE RENEWAL

4.41 An application for the renewal of any mobile home park or trailer camp permit, which was issued in accordance with the provisions of this local law, must be filed with the Town Clerk on or before December 1st preceding the expiration of the permit.

4.42 The renewal application shall not be accompanied by a plan of the park or camp unless changes have been made to it, nor is necessary that the application be accompanied by a copy of the lease unless a new lease has been entered into subsequent to the time of filing the previous permit and continue in force for a period of one year.

4.43 Upon the approval of the Building Inspector or officers having jurisdiction and by resolution of the Town Board, the Town Clerk shall issue a renewal permit to be effective upon the expiration of the previous permit and continue in force for a period of one year.

4.44 Such renewal permit shall not be transferable or assignable.

Section 5.1 APPLICATION PROCEDURE

Each application for a mobile home or mobile home park or trailer camp shall be in writing and signed by the applicant.

5.2 The application and related information shall be filed with the Town Clerk in triplicate, together with an application fee of \$25.00.

5.3 The Town Clerk shall transmit one copy of the application to the Town Building Inspector. The Town Clerk shall refer one copy of the application to the Town Planning Board for review and report prior to final action by the Town Board in accordance with the

provisions of Section 274 of the Town Law. The Town Clerk shall place a notice in the official town newspaper or newspapers to the effect that such an application has been filed.

5.4 The Building Inspector shall check the application for compliance with the minimum requirements as established by the rules and regulations of the New York State Department of Health, the Town of Hunter and the Sanitation Code of the State of New York. The Building Inspector shall, after such investigation, transmit the certified application to the Town Board, together with his written findings as to whether the application satisfies or does not meet the minimum health and sanitary standards within thirty days after the date of filing the application with the Town Clerk.

5.5 Upon receipt of the application from the Town Clerk, the Planning Board shall review the general arrangement of the Mobile Home Park or trailer camp. This shall include of review of: Location and width of streets; the location, size and arrangements of lots; the location of other structures within the park or camp; the location of entrances and exits; and the location, type and extent of landscaping and screening materials. The Planning Board shall transmit the application back to the Town Board, together with its written findings, within thirty days of receipt of the application. Failure to act within thirty days of receipt of the application shall be deemed approval.

5.6 The Town Board shall review the findings of the Building Inspector and the Planning Board, and by resolution indicate its approval or disapproval of the application, within sixty days of the date of filing the application with the Town Clerk. The application shall be returned to the Town Clerk, and the applicants notified in writing by the Town Clerk of the decision rendered within five days of the date of such decision.

5.7 If the application is disapproved, the applicant shall have the right to appear before the Town Board for a hearing within thirty days from the date of disapproval.

Section 6.1 APPLICATION DATA

Each application shall be accompanied by three complete sets of plans which are prepared by a surveyor or engineer. The plans shall be drawn to a scale of 20, 40 or 50 feet to one inch; shall include the date, north point and scale; and shall furnish the following information:

Section 6.2 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 or trailer camp.
- C. The number of lots to be provided in such park or camp.

Section 6.3 PHYSICAL FEATURES

- A. Contours at fifty feet intervals.
- B. Location of water courses, marshes, and areas subject to flooding.
- C. Wooded areas.

Section 6.4 EXISTING DEVELOPMENT

- A. A location map which shows all land within three hundred feet of the proposed park or camp, and all structures on the land which abuts the proposed park or camp.
- B. The location, names and widths of all adjacent streets.
- C. The location of all water lines and utilities within and adjacent to the proposed site.
- D. The location of all springs and wells.
- E. The location of all dry wells, cesspools and septic systems.

Section 6.5 PROPOSED DEVELOPMENT

- A. The location and widths of all entrances, exits, streets and walkways.
- B. The location, size and arrangement of each lot within the park.
- C. The method and plan for electric lighting.
- D. The location and plan of all proposed structures and improvements.
- E. Any proposed grading and plans for landscaping.
- F. Any proposed storm drainage.
- G. Any proposed utilities.
- H. Any public improvements proposed by the Town in or adjoining the proposed park.
- I. Any proposed wells.
- J. Any proposed septic systems.

Section 7.1 SITE REQUIREMENTS FOR MOBILE HOME PARKS

7.21 The park shall be located in areas where grades and soil conditions are suitable for use as mobile home sites.

7.22 The park shall be located on a well drained site which is properly graded to insure rapid drainage and be free at all times from stagnant pools of water.

7.23 The park shall be free from heavy or dense growth of brush and woods.

7.24 The park shall be at least two acres in size, 125 feet frontage on public road.

Section 7.3 MOBILE HOME LOT 7.31 Each mobile home park shall be marked off into mobile home lots.

7.32 The total number of mobile home lots in a mobile home park shall not exceed five (5) per gross acre.

7.33 Each mobile home lot shall have a total area of not less than 8,000 square feet with a minimum dimension of 70 feet.

Section 7.4 MOBILE HOME

- 7.41 Any mobile home shall not be parked or otherwise located nearer than a distance of:
 - A. At least thirty feet from an adjacent mobile home in any direction.

- B. At least thirty feet from an adjacent property line.
- C. At least one hundred feet from the right-of-way of public street or highway.
- D. At least ten feet from the nearest edge of any roadway location within the park.

7.42 Only one mobile home shall be permitted to occupy anyone mobile home lot.
section 7.5 MOBILE HOME STAND 7.51 Each mobile home lot shall have a mobile home stand which will provide for the practical placement on and removal from the lot of both the mobile home and its appurtenant structures, and the retention of the home on the lot in stable condition.

7.52 The stand shall be of sufficient size to fit the dimensions of anticipated mobile homes and their appurtenant structures or appendages.

7.53 Mobile homes shall be supported on masonry piers which extend into the ground at least four feet, or a reinforced concrete slab of dimensions equal to that of the mobile home; and must be anchored to such slab or pier at intervals of not more than 8 feet center to center and the space between the underside of such structure and the ground shall be completely enclosed by a skirting consisting of a fire-retarding material.

7.54 The stand shall be suitably graded to permit the rapid surface drainage of water.

Section 7.6 ACCESSIBILITY

7.61 Each mobile home park shall be easily accessible from an existing public highway or street.

7.62 Where a mobile home park has more than sixteen mobile homes, two points of entry and exit shall be provided, but in no instance shall the number of entry, and exit points exceed four.

- A. Such entrances and exits shall be designed and strategically located for the safe and convenient movement into and out of the park and to minimize friction with the free movement of traffic on a public highway or street.
- B. All entrances and exits shall be at right angles to the existing public highway or street.
- C. All entrances and exits shall be free of any material which would impede the visibility of the driver on a public highway or street.
- D. All entrances and exits shall be of sufficient width to facilitate the turning movements of vehicles with mobile homes attached.

7.63 Each park shall have improved streets to provide for the convenient access to all mobile home lots and other important facilities within the park. Streets shall be improved to a least meet Town of Hunter specifications.

- A. The street system shall be so designed to permit the safe and convenient vehicular circulation within the park.
- B. streets shall be adapted to the topography and shall have suitable alignment and gradient for traffic safety.
- C. All streets shall intersect at right angles.
- D. All streets shall have the following minimum widths: 12 feet.

One-way traffic movement: Two-way traffic movement: 20 feet.
E. Except in cases of emergency, no parking shall be allowed on such streets.

7.64 An improved driveway shall be provided for each mobile home lot. This driveway shall have a minimum width of nine feet.

Section 7.7 PARKING

7.71 One off-street parking space shall be provided on each mobile home lot. The parking space shall be of similar construction and grading as the mobile home stand. Such space shall have a minimum width of nine feet and minimum length of twenty feet.

7.72 Additional off-street parking spaces shall be provided at strategic and convenient locations for guests and delivery and service vehicles.

- A. There shall be one such parking space for each two mobile home lots within the park.
- B. Such parking space shall be provided in bays which shall provide adequate maneuvering space.

Section 7.8 UTILITIES AND SERVICE FACILITIES

7.81 The following utilities and service facilities shall be provided in each mobile home park which shall be in accordance with the regulations and requirements of the New York State Department of Health and the Sanitary Code of New York State.

- A. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all mobile home lots and buildings within the park to meet the requirements of the park. Each four mobile home lots shall be provided with proper water connections.
- B. Each mobile home lot shall be provided with a sewer, which shall be connected to the mobile home situated on the lot, to receive the waste from the shower, tub, flush toilets, lavatory and kitchen sink in such home. The sewer shall be connected to a public or private sewer system so as not to present a health hazard. Sewer connections in unoccupied lots shall be so sealed as to prevent the emission of any odors and the creation of breeding places for insects.
- C. Metal garbage cans with tight fitting covers shall be provided in quantities adequate to permit the disposal of all garbage and rubbish. The cans shall be kept in sanitary condition at all times. The cans shall be located no further than two hundred feet from any mobile home lot. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure such cans shall not overflow.

7.82 Unless adequate laundry facilities are available within ten miles of the park, laundry facilities shall be provided at strategic location or locations for the convenience of the occupants of the mobile homes. Such facilities shall be equipped with at least one washing machine and one dryer per sixteen mobile homes. Such facilities shall be housed in a permanent structure or structures which shall be adequately lighted, heated, ventilated and sanitarily maintained.

7.83 Other service buildings shall be provided as deemed necessary for the normal operation of the park; however, such buildings shall be maintained by owner or manager of the park in a clean, slightly and sanitary condition.

7.84 Each mobile home lot shall be provided with weather-proof electric service connections and outlets which are a type approved by the New York State Board of Fire Underwriters.

7.85 Each mobile home park shall be provided with at least one public telephone per sixteen trailers.

Section 7.9 OPEN SPACE

7.91 Each mobile home park shall provide common open space for the use by the occupants of such park.

7.92 Such open space shall be conveniently located in the park. Such space shall have a total area equal to at least ten percent of the gross land area of the park.

Section 7.10 LANDSCAPING

7.101 Lawn and ground cover shall be provided on those areas not used for the placement of mobile homes and other buildings, walkways, roads and parking areas.

7.102 Planting shall be provided to the extent needed in order to provide the screening of objectionable views, adequate shade and a suitable setting for the mobile homes and other facilities.

A. Screen planting shall be provided to screen objectionable views. Views which shall be screened include laundry facilities, other non-resident uses, garbage storage and collection areas, and all abutting yards of adjacent properties.

B. other planting shall be provided along those areas within the park which front upon existing public highways and streets to reduce glare and provide pleasant outlooks for the living units.

Section 7.11 RECORDING

7.111 The owner or operator of each mobile home park shall keep a written record of all persons occupying or using the facilities of such park. This record shall be available for a period of at least one year from date of occupancy.

7.112 This record shall include:

A. The name and address of the occupant of each mobile home.

B. The name and address of the owner of each mobile home which is not occupied by such owner.

Section 8.1 REQUIREMENTS FOR TRAILER CAMPS

Section 8.2 SITE

The provisions found in Section 7.2 shall apply.

Section 8.3 TRAILER LOT

8.31 Each trailer camp shall be marked off into trailer lots.

8.32 The total number of trailer lots in such camp shall not exceed twelve per gross acre.

8.33 Each trailer lot shall have a total area of not less than 2,500 square feet with a minimum dimension of thirty feet.

Section 8.4 TRAVEL TRAILER

8.41 Any travel trailer shall not be parked or otherwise located nearer than a distance of:

- A. At least twenty feet from an adjacent travel trailer in any direction.
- B. The provision found in Section 7.41B shall apply.
- C. The provision found in Section 7.41C shall apply.
- D. The provision found in Section 7.41D shall apply.

8.42 Only one trailer shall be permitted to occupy any one trailer lot.

Section 8.5 TRAVEL TRAILER STAND

8.51 Each trailer lot shall have a travel trailer stand which will provide for the practical placement on and removal from the lot of the travel trailer, and the retention of the trailer on the lot in a stable condition.

8.52 The stand shall be of sufficient size to fit the dimensions of anticipated travel trailers.

8.53 The stand shall be constructed of an appropriate material which is durable, compacted and adequate for the support of the maximum anticipated loads.

8.54 The provision found in Section 7.54 shall apply.

Section 8.6 ACCESSIBILITY

The provisions found in Section 7.6 shall apply.

Section 8.7 PARKING

The provisions found in Section 7.71 shall apply.

Section 8.8 UTILITIES AND SERVICE FACILITIES

8.81 The following utilities and service facilities shall be provided in each trailer camp which shall be in accordance with the regulations of the New York State Department of Health and the Sanitary Code of New York State.

- A. Each trailer camp shall provide the following facilities:

1. An adequate supply of pure water for drinking and domestic purposes shall be supplied to a suitable permanent building within the camp to meet the requirements of such camp.
2. Toilet and other necessary sanitary facilities for males and females shall be provided in permanent structures. Such facilities shall be housed in either separate buildings or in the same building; in the latter case, the facilities shall be separated by insulated walls. The male and female facilities shall be marked with appropriate signs and have separate entrances for each.
3. Such toilet and other sanitary facilities shall be provided in accordance with the State Sanitary Code.
4. Lavatory and shower facilities shall be supplied with hot and cold running water.
5. The buildings housing such toilet and sanitary facilities shall be well lighted at all times of the day and night; shall be well ventilated with screened openings; shall be constructed of moisture proof material; shall be well heated; and shall be clean and sanitarily maintained at all times. The floors of such buildings shall be of water impervious material.
6. Such buildings shall not be located nearer than twenty feet nor further than two hundred feet from any travel trailer.

8.82 The provisions found in Section 7.81C shall apply.

8.83 Waste from all buildings and trailer lots shall be discharged in an approved public or private sewer system, in such manner so as to not present a health hazard.

8.84 Any electrical connections provided to trailer lots shall conform to the provisions of Section 7.84.

Section 8.9 OPEN SPACE

The provision found in Section 7.9 shall apply.

Section 8.10 LANDSCAPING

The provision found in Section 7.10 shall apply.

Section 8.11 RECORDING

8.111 The owner or operator of each trailer camp shall keep a written record of all persons occupying or using the facilities of such camp. This record shall be available for a period of at least one year from date of occupancy.

8.112 The record shall include:

- A. The name and address of the occupant of each travel trailer.
- B. The name and address of the owner of each trailer which is not occupied by such owner.

- C. State in which trailer is registered and the registration number.
- D. Name and address of owner of automobile or other vehicle which propelled the travel trailer.
- E. state in which automobile is registered and the registration number.

Section 9.1 TRAVEL TRAILERS LOCATED IN MOBILE HOME PARKS

Section 9.2 REQUIREMENTS FOR TRAVEL TRAILERS WITHIN A MOBILE HOME PARK

9.21 All travel trailers, which are to be placed on the same legal parcel of land with mobile homes, shall be arranged into a trailer camp as defined in Section 3.1 of this local law.

9.22 When a trailer camp and mobile home park are to be combined on the same legal parcel of land, such trailer camp and Mobile Home Park shall have separate physical locations on the parcel of land.

Section 9.3 MOBILE HOME PARK

When the parcel of land is divided for Mobile Home Park and trailer camp uses, the provisions contained in Section 7.1 of this local law shall apply to that portion of the land to be used as a mobile home park, except as herein provided.

Section 9.4 TRAILER CAMP

When the parcel of land is divided for Mobile Home Park and trailer camp uses, the provisions contained in Section 8.1 of this local law shall apply to that portion of the land to be used for a trailer camp, except as herein provided.

Section 9.5 ADDITIONAL REQUIREMENTS

9.51 The parcel of land, which is to provide for both a mobile home park and a trailer camp, shall be at least four acres in size.

9.52 Where practicable, that portion of the land to be used as a trailer camp shall be located adjacent to a public highway or street.

9.53 The trailer camp and mobile home park shall be physically separated by a parcel of land of at least fifteen feet in width along all areas where the trailer camp abuts the mobile home park. Such parcel of land shall be properly landscaped with appropriate planting materials so that the view of such trailer camp from the mobile home park is adequately screened.

9.54 Where practicable, the trailer camp and the mobile home park shall each have separate points of entry and exit. Where the parcel of land fronts on two or more existing public highways or streets, the trailer camp shall be located adjacent to the public highway or street that is most heavily traveled.

Section 10.1 MOBILE HOMES LOCATED OUTSIDE OF MOBILE HOME PARKS

Section 10.2 REGULATION OF MOBILE HOMES

10.21 No occupied mobile home shall be parked or allowed to remain upon any street, highway or other public place, except that emergency stopping or parking, when caused by mechanical failure, shall be permitted upon the shoulder of any street or highway for a period of not more than seventy-two hours, subject, however, to any prohibition or limitation imposed by other regulations or laws.

10.22 No occupied mobile home shall hereafter be parked or otherwise placed within the Town of Hunter and outside a licensed mobile home park except as provided in Section 10.3.

Section 10.3 INDIVIDUAL MOBILE HOMES

10.31 The owner of land must file application for a permit with the Town Clerk. Application procedure shall be followed as outlined in Sections 5.2, 5.3, 5.4, 5.6 and 5.7.

Section 10.4 INDIVIDUAL MOBILE HOME REQUIREMENTS

10.41 Any mobile home parked or placed outside a duly licensed mobile home park shall have an adequate supply of pure water for drinking and domestic purposes, and a sewage disposal system. Both systems shall satisfy the requirements of the New York State Department of Health and the Town of Hunter Sanitary Code.

10.42 No occupied mobile home outside a duly licensed mobile home park shall be parked or placed upon a lot unless the following minimum dimensions are adhered to:

- A. Front yard depth: 50 feet.
- B. Side and rear yard depth: 30 feet.
- C. Area of site: 25,000 square feet.

10.43 Foundation for mobile home shall conform as outlined in Section 7.53.

Section 10.5 EXISTING MOBILE HOMES, MOBILE HOME PARKS AND TRAILER CAMPS

10.51 The provisions of this local law do not apply to individual mobile homes, mobile home parks and trailer camps which were established before the enactment of the local law.

Section 11.1 ENFORCEMENT

The Building Inspector of the Town of Hunter shall enforce the provisions of this local law. Such Building Inspector shall have the right to enter and inspect any mobile home park, trailer camp, or other premises used for the parking or placement of a mobile home by appointment, between the hours of 9:00 a.m. and 5:00 p.m., except on Sundays and legal holidays.

Section 12.1 REVOCATION OF LICENSE

Section 12.2 REVOCATION OF MOBILE HOME PARK AND TRAILER CAMP LICENSES

12.21 If the Town Building Inspector finds and reports to the Town Board that a mobile home park or a trailer camp, for which a permit has been issued, is not being maintained in a clean and sanitary condition, or is not being operated in accordance with the provisions of

this local law, the Town Board may, by resolution, authorize the service upon the holder of the permit of a written notice which will require the holder of the permit to correct the conditions specified in such notice within ten days after the service of such notice or to show cause at a hearing to be conducted on the date and time specified therein by the Town Board why such permit should not be revoked for failure to correct such condition or conditions. Service of such notice shall be by any means authorized under the civil practice of the State of New York for service of a summons on a defendant in a legal action and shall clearly state that as a result of such hearing, the Town may revoke the permit of the holder and that at such hearing, the holder may be represented by counsel.

12.22 If the holder of such permit shall refuse or fail to correct the condition or conditions specified in such notice within ten days after the service of such notice, the Town Board will conduct such hearing before a stenographer and hear evidence by the Superintendent of Buildings and the holder of the permit and other witnesses having knowledge of the facts, permitting each party full cross-examination of each of such witnesses. Following such hearing the Town Board may, by an order based on such hearing, revoke or suspend the holder's permit.

12.23 However, if the owner or operator of such mobile home park or trailer camp shall thereafter correct such conditions and bring the mobile home park or trailer camp into compliance with this local law, such owner may then apply for the issuance of a new permit for such park or camp.

Section 12.3 REVOCATION OF LICENSES FOR MOBILE HOMES OUTSIDE OF MOBILE HOME PARKS

12.31 If the Town Building Inspector find and reports to the Town Board that any mobile home, located outside a licensed mobile home park, is not being maintained in accordance with the provisions of this local law, the Town Board may serve a notice upon the holder of the permit and/or the owner of the mobile home and/or the owner of the premises, directing that the condition or conditions therein specified be remedied within twenty days after the date of service of that notice, or within such period of time show cause at a hearing of the Town Board notice thereby. The form of service of such notice shall conform with Section 12.21 of this local law

12.32 If such condition or conditions are not corrected within the twenty days, the Town Board will conduct such hearing in accordance with the provisions of Section 12.22 hereof.

Section 13.1 PENALTIES

Any person, partnership, association or corporation who violates any provision of this local law shall be guilty of an offense against this local law and subject to a fine of not less than Twenty Five Dollars (\$25.00) or more than One Hundred Dollars (\$100.00) or to imprisonment for a period of not more than thirty days or both fine and imprisonment. When a violation of any of the provisions of this local law is continuous, each week or portion thereof shall constitute a separate and distinct violation.

Section 14.1 EXCEPTIONS AND VARIANCES

14.2 None of the provisions of this local law shall be applicable to the following:

14.21 The business of mobile home or travel trailer sales, except that where units are used as living quarters, they shall conform with the provisions of this local law.

14.22 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 residence 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.

14.23 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 such site within thirty days after the completion of such project.

14.24 A sectional house which is prefabricated in sections, transported to the building site, and 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.

14.25 Any person who is subject to undue hardship because of the provisions of this local law can petition the Town Board in writing setting forth in detail the nature of the hardship and requesting that part or all the provisions of this local law be deemed inapplicable to their particular circumstances. The Town Board only by unanimous vote of all the members present at a duly called meeting can vote to grant such a variance for the particular property involved. No such variance shall be given except in unusual hardship cases and only after a notice has been published.

Section 15.1 VALIDITY

If any section, paragraph, subdivision or provision~ of this local law shall be found invalid, such invalidity shall apply to the section, paragraph, subdivision or provisions judged invalid, and the remainder of the local, ·law shall remain valid and effective.

Section 16.1 EFFECTIVE DATE

This local law shall take effect upon its filing in the Office of the Secretary of State.