

LOCAL LAW #2010-1

- I.** Appendix I of the Town of Fenner Land Use Regulations is hereby amended to add a new definition of the term “Double Wide Mobile Dwelling” to read as follows:

DOUBLE WIDE MOBILE DWELLING - a single family residence structure containing not less than 1200 square feet of living space, exclusive of basements, garages, attics and similar spaces not constituting habitable space under the New York State Building Code, which consists of two separate and distinct halves, each of which contains a permanent towing frame as part of its structure which makes it capable of being towed on a public highway, and each of which is manufactured pursuant to the standards of the U.S. Department of Housing and Urban Development published in Title 24, Chapter XX, sections 3280 et. seq., in such a manner as to be used as a dwelling or place of business only in conjunction with the other half when the two halves are placed together.

Section 301.3 of the Town of Fenner Land Use Regulations is hereby amended to add a new subsection “K”, to read as follows:

- K.** Double Wide Mobile Dwellings installed in accordance with construction specifications and a site plan in compliance with the following standards as approved by the Planning Board and as verified by the Code Enforcement Officer:
- i. All double wide mobile dwellings shall be sited upon either a full basement with a concrete floor, a crawl space with a concrete floor, or a six inch floating concrete slab. All concrete slabs shall contain steel reinforcing and shall be at least as large as the exterior dimensions of the home to be placed upon it.
 - ii. All double wide mobile dwellings placed on a concrete slab must be skirted with concrete blocks at least six inches in depth either laid with traditional mortar between the blocks, or parged entirely with suitable masonry material. The area beneath the floor of the double wide mobile dwelling must be adequately ventilated as required by the New York State Building Code and the manufacturer’s recommendation s, as applicable.
 - iii. The roof pitch of the double wide mobile dwelling shall be not less than 4:12.
 - iv. No exterior wall of the double wide mobile dwelling shall have a lineal dimension of less than 24 feet.
 - v. The exterior of the double wide mobile dwelling must be sided with a material approved for use as siding under the New York State Building Code.

- vi. The roof of the dwelling must be comprised of a material approved for residential roofing applications under the New York state Building Code.
- vii. The Code Enforcement Officer shall inspect the site prior to installation of the double wide mobile dwelling and shall conduct inspections during the installation of the double wide mobile dwelling and upon completion of the installation to ensure compliance with the manufacturer's set-up requirements and proper electrical, water and septic connections, as well as the applicable site preparation and other requirements of this section.

III This local law shall be effective immediately upon filing with the Secretary of State.