

ARTICLE 1325
Trailers, Manufactured Buildings
and Mobile Homes

1325.01	Travel trailers.	1325.04	Manufactured building.
1325.02	Establishment.	1325.05	Mobile homes.
1325.03	Design and maintenance.		

CROSS REFERENCES

Power to regulate trailer camps - see W.Va. Code 8-12-5 (30)
 Mobile Home Safety Act - see W.Va. Code Art. 21-9

1325.01 TRAVEL TRAILERS.

- (a) In any district, the wheels of any trailer shall not be removed except for repairs, nor shall any trailer be otherwise permanently fixed to the ground in a manner that would prevent removal of such trailer, except as provided hereinafter.
- (b) No person shall occupy any trailer on any premises in any district outside an approved trailer park, except when meeting all the requirements stipulated hereinbefore for residential structures. The parking of an unoccupied trailer in an accessory private garage, or in a rear yard in any district shall be permitted provided no living quarters shall be maintained or any business conducted in such trailer while so parked.
 (Passed 2-14-78.)

1325.02 ESTABLISHMENT.

- (a) An application for the establishment of a trailer park in any R District shall be filed with the Zoning Inspector, for action by the Board, and must be accompanied by a scale drawing.
- (b) The sanitary regulations prescribed by the Health Department or other authority having jurisdiction, the regulations of the Building Code and as may be otherwise required by law, shall be complied with, in addition to the following regulations:
- (1) Trailer parks shall comply with all area and yard requirements prescribed for such uses in the district in which located.
 - (2) The trailers and buildings in any trailer park, together with any non-accessory buildings already on the lot shall not occupy in the aggregate more than twenty-five percent (25%) of the area of the lot.

- (3) All areas not used for access, parking, circulation, buildings and service shall be completely and permanently landscaped and the entire site adequately maintained. A landscaped strip of land, not less than eight feet in width, shall be established and maintained within the trailer park along its exterior boundaries. (Passed 2-14-78.)

1325.03 DESIGN AND MAINTENANCE.

Trailer parks shall be designed and maintained in accordance with the following requirements:

- (a) The minimum trailer park area shall be 120' x 120'.
- (b) The minimum lot area per trailer unit shall be 3,600 square feet.
- (c) The minimum distance between neighboring trailers shall be not less than sixteen feet.
- (d) Each trailer unit shall be equipped with a concrete slab of sufficient size to support the wheels and the front parking. Such slab shall have a minimum thickness of four inches. Each trailer unit shall be properly underpinned and anchored within thirty days.
- (e) Each trailer unit shall be equipped with one electric connector. A sanitary sewer and water system shall be installed in accordance with local specifications.
- (f) No trailer shall remain in a trailer park for a period exceeding fifteen days without connection to the permanent sanitary sewer system of the Town.
(Passed 2-14-78.)

1325.04 MANUFACTURED BUILDING.

- (a) A manufactured building (modular) is a building of closed construction and which is made or assembled in manufacturing facilities on or off the building site for installation, or assembly and installation on the building site, other than mobile homes or recreational vehicles. (NEC 545-3) It may be used for residential, commercial, industrial or educational purposes. A manufactured building is not permanently mounted on a chassis. (See Section 1325.05 for Mobile Homes.)
- (b) Similar construction methods make it difficult to determine whether a structure requiring service is a "mobile home" or a "manufactured building." To classify the structure as a "manufactured building" the following conditions shall all be met:
 - (1) 2" X 4" or 2" X 6" wall construction.
 - (2) Wooden floor joists.
 - (3) Trussed roof with shingles.
 - (4) Running gear designed to be removed by normal means and returned to manufacturer.

- (c) A manufactured home is considered a permanent dwelling when it meets all of the following conditions:
- (1) It is located on property that would normally be sold with the home.
 - (2) It is supported on a permanent foundation.
 - (3) Water and sewage facilities are installed.
- (d) Wiring in a manufactured home shall have a minimum 100 ampere service entrance.
- (e) Metal framing shall be solidly grounded to grounding (green) conductor or grounding system, not the grounded (white) conductor.
- (f) An onsite inspection of service entrance conductors, metering equipment, service equipment and ground shall be made by Company personnel and/or a local inspector.
- (g) The service equipment shall be located at a readily accessible point nearest the point of entrance of the service conductors either inside or outside of the building. (NEC 545-7)
- (h) For a permanently located home, service will be extended by either underground service lateral or, when adequate mechanical support can be assured, by overhead service drop. It shall be the customer's responsibility to provide adequate support for the company service drop conductors, provide and route the service entrance conductors from the service equipment to the point of attachment of the service drop and provide and route the grounding electrode conductor from the service equipment to the point of attachment to the grounding electrode(s).
(Passed 11-8-94)

1325.05 MOBILE HOMES.

- (a) A factory-assembled structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its own running gear and designed to be used as a dwelling unit(s) without a permanent foundation. (NEC 550-2) The mobile home may be a singlewide, doublewide or have an expandable section.
- (b) The mobile home service equipment shall be rated at least 100 amperes and shall also adhere to the following conditions: (NEC 550-23b)
- (1) The service equipment shall not be mounted in or on the mobile home. (NEC 550-23a)
 - (2) The mobile home service equipment shall be readily accessible and shall be located in sight from and not more than 30 feet from the exterior wall of the mobile home it serves. (NEC 550-23a)
 - (3) The service equipment shall be permitted to be located elsewhere provided a disconnecting means and ground electrode system suitable for service equipment is located in sight from and not more than 30 feet from the exterior wall of the mobile home it serves. (NEC 550-23 Exception)

- (4) The power supply to a mobile home used for residential purposes shall be a feeder assembly from the point of attachment at the service equipment to the point of attachment at the distribution panel. (NEC 550-5)
- (5) A power cord of the 3 pole, 4 wire grounding type rated up to 50 amperes and shall have appropriate over current protection (NEC 550-5 & 550-24) or
- (6) Four insulated conductors, one of which shall be an equipment grounding conductor, (sized according to the equipment grounding conductor table of the National Electrical Code, (NEC Table 250-95) permanently installed either overhead or underground. (NEC 550-24)
- (7) The permanently installed feeder shall have a capacity of at least 100 amperes. (NEC 550-23b & 550-24b)
- (8) The power supply to a mobile home used for nonresidential purposes shall be 4 wire and installed in accordance with provisions of Section 1325.05(4) but need have only sufficient capacity to carry the required load current. (NEC 550-4a)
- (9) Each service equipment, meter enclosure or meter board shall be identified with the mobile home it serves.
(Passed 11-8-94)