

Section 036-040 Placement of Mobile Home

A single or double wide mobile home of equal or greater size may be placed on a mobile home plot in the R-MH district as a permitted use, subject to the following provisions:

1. A mobile home placement permit must be obtained prior to the placement of a new home on a plot.
2. The mobile home plot shall be provided with a permanent marker displaying the plot number, corresponding to an approved and filed plot plan.
3. The home must bear a seal certifying that it is built in compliance with current Federal Uniform Manufactured Home Construction and Safety Standards.
4. The home must be placed on a permanent slab and anchored to resist flotation, collapse and lateral movement by providing tie downs and anchoring.
5. The home must be completely enclosed with skirting of a non-decaying and corrosion-resistant material extending to ground level.
6. A single-wide mobile home may only be replaced with a single-wide mobile home. The replacement of a mobile manufactured home in a mobile home park with a mobile manufactured home with the same or different external dimensions that is built in compliance with the aforementioned Federal Uniform Manufactured Home Construction and Safety Standards, as amended from time to time, shall not constitute an expansion of a nonconforming use. (P.A. No. 07-43)
7. A double-wide mobile home may be replaced with a single-wide or a double-wide mobile home.
8. The home must be approved in writing by the Health Officer of the Town of New Milford for connection to a sewage disposal system and water system in accordance with state regulations and local ordinances.
9. A parking space shall be provided for at least one (1) passenger car per mobile home plot, and located so as to permit free movement of vehicles to other plots and to parking spaces.ⁱ
10. No replacement mobile home, including decks and accessory structures may be closer than 10' to another mobile home, internal roadway, or adjacent property line.
11. A replacement mobile home shall not create a health or fire hazard.
12. One (1) accessory building with a footprint no greater than 100 square feet in area is permitted for each mobile home subject the height and setback requirements of

the R-MH district, as set forth in Section 020-010 of these regulations, and issuance of a zoning permit.

13. The total number of mobile homes and plots shall not exceed 95. Provided, however, no plot shall be used unless it has been licensed by the Connecticut Department of Consumer Protection by September 1, 2008. Additionally and notwithstanding the foregoing, no replacement home shall be placed on any plot unless and until such replacement and its subsurface sewage disposal system has been approved by the Connecticut Department of Environmental Protection.
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