

Chapter ***.
Temporary Housing

§ ***-1. Administration.

- A. Recreational travel trailers and motorhomes are not permitted as housing; however, recreational travel trailers and motorhomes may be temporary housing in the Town with a permit from the Code Enforcement Officer if the criteria of this Chapter are met.
- B. Temporary housing may only be approved only on a lot where reconstruction or new construction is underway or is pending.
- C. Upon receipt of a permit by the Code Enforcement Officer, temporary housing may be established for up to, but not longer than, 12 months; however, one extension, not to exceed 6 months, may be granted by the Code Enforcement Officer provided that the request is made before the expiration of the permit, reconstruction or new construction of the permanent housing is being diligently pursued and the Code Enforcement Officer finds there is justifiable cause. Additional extensions are at the sole discretion of the Code Enforcement Officer with justifiable cause.
- D. Temporary housing shall be placed not closer than five feet from a side and rear property line and not closer than ten feet from a front property line; however, the ten-foot front setback may be reduced by the Code Enforcement Officer to the extent necessary to accommodate temporary housing if the Code Enforcement Officer finds, following an on-site inspection of the premises, that a lesser distance will neither create nor aggravate a safety hazard or interfere in municipal snow plowing activities.
- E. Temporary housing must be located a minimum of six feet from the nearest point of any principal structure.
- F. There shall not be more than one motor home or recreational travel trailer placed on any lot for use as temporary housing.
- G. The temporary housing must be connected to an approved electrical supply

other than a generator, but may include an off-grid system with authorization from the state electrical inspector. Temporary housing must be connected to municipal water or private well water and public sewer or an approved wastewater system, with a waste management plan and water plan being provided for the Code Enforcement Officer to review and approve if sufficiently addressing the requirements under this Chapter. Connection permits are required for any service connections.

- H. Temporary housing shall be removed within 30 days from the completion of the reconstruction or new construction; however, in the event that the reconstruction or new construction is not completed at the termination of the approved time period, including any extensions, the temporary housing must be removed within 30 days from said termination.
- I. Existing occupied recreational travel trailers or motorhomes, which are being used as a permanent residence and, which are connected to a municipal water source or private well and connected to town sewer or an approved wastewater system at the time of adoption of this ordinance may remain in use. However, if the recreational travel trailer or motorhome becomes unoccupied for more than 30 days the recreational travel trailer or motorhome shall not be used as a permanent residence again.
- J. Recreational travel trailers and motorhomes cannot be used as an accessory dwelling unit on a lot with an existing dwelling.

§ ***-2. Enforcement; Violations and Penalties.

- A. The Code Enforcement Officer shall act in all cases of violations of this Chapter by notifying, in writing, the owner and/or lessor of the premises and the Selectpersons of the nature of the violation and the correction required. Notification shall be deemed to have been made when sent to the owner and/or lessor by certified mail with return receipt requested and by USPS with Certificate of Mailing.
- B. The Selectpersons are charged with the prosecution for all violations of the provisions of this Chapter. In cases where such notices referred to in Subsection A above are not promptly complied with after receipt of said notices, the Selectpersons shall make, or cause to be made, such

complaints to the courts as, in their judgement, are proper, or may institute such actions or proceedings at law or in equity as are proper to restrain, correct, remove or punish such violations.

- C. Any individual or entity who or which shall violate any of the provisions of this Chapter or fail to comply with any of the requirements thereof shall be fined not less than \$100 nor more than \$2,500 as provided by state law. Each day on which the violation shall continue shall constitute a separate offense. In addition, in the event of legal action being instituted, the violator shall also be responsible for the legal fees and costs of the Town for the prosecution of the violation(s).
- D. Consent agreements. The Board of Selectpersons, or its authorized agent, is hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this chapter and recovering fines and attorneys' fees of the Town without court action. Such agreements, however, shall not allow violations to continue.