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CH14 9 .5 - Mobile Homes

- A. Mobile homes shall be permitted as temporary uses only, subject to section 4.1 and the Primary Use Table and this section.
- B. In the event that a single family home has been destroyed by fire, explosion, act of God, or the public enemy and an improvement location permit has been issued for its replacement or reconstruction, the property owner may make application for an improvement location permit for a mobile home to be placed on the same property for a period not to exceed one (1) year. No extensions of time shall be permitted by the Administrator.
- C. Application procedures and requirements shall be the same as for any other improvement location permit.
- D. Placement of the mobile home shall be subject to all use requirements and restrictions applicable to a single family home.
- E. In addition to all other requirements, the property owner shall post a one thousand dollar (\$1,000.00) cash bond in favor of the Town of Lapel to be held by the Town Clerk. Said cash bond shall be returned without interest upon removal of the mobile home and the issuance of a certificate of occupancy for the constructed or reconstructed single family home. Said cash bond may be drawn on by the Council of the Town of Lapel, at the Commission's discretion upon the advice of the Administrator, that the property owner has failed to remove the mobile home either at the end of one (1) year or within one (1) week of the issuance of the certificate of occupancy for the constructed or reconstructed single family home, whichever occurs first. Said cash bond may be used to defray expenses incurred by the Town for the removal of the mobile home and/or legal costs directly associated with the enforcement of this ordinance.
- F. Section 9.5 is not intended nor should it be construed to limit the damages, legal or equitable, that the Town of Lapel may seek in the enforcement of this ordinance, nor should section 9.5 be construed as authorizing any violation of this ordinance and/or the subdivision ordinance and the designated uses of respective parcels of real estate.