
TOWN OF TROY

Manufactured Housing Park Ordinance

Amended March 12, 1996 and March 11, 2025

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**SECTION I
AUTHORITY**

This ordinance is hereby enacted by the voters of the Town of Troy pursuant to the authority conferred by the New Hampshire Revised Statutes Annotated 1983 and as amended, Chapter 674:16.

**SECTION II
APPLICABILITY**

No new manufactured housing parks shall be established in the Town of Troy. The following regulations are intended to govern the operation of existing manufactured housing parks established prior to the adoption of these regulations.

**SECTION III
DEFINITIONS**

The definitions contained in the Troy Zoning Ordinance, Subdivision and Site Plan Review Regulations shall apply to this Ordinance, in addition to the following definitions:

Manufactured Housing Park: Any tract of land upon which is located two or more manufactured homes for residential purposes.

Manufactured Housing: Any structure, transportable in one or more sections which, in the traveling mode, is eight (8) body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating, and electrical heating systems contained therein. Manufactured housing as defined in this section shall not include pre-site built housing as defined in RSA 674:31-A. For the purposes of this ordinance, the term "manufactured housing" shall be interchangeable with "manufactured home" or "unit."

Lot: That area that provides space and facilities for the siting of a manufactured home. For the purposes of this ordinance, the term "site" is used interchangeably with "lot."

Parking Pad: The structure on which a manufactured home is physically placed.

**SECTION IV
MANUFACTURED HOUSING PARK STANDARDS**

Any development or use of manufactured housing sites within a park shall comply with the Town of Troy Subdivision and/or Site Plan Review Regulations, as applicable, in addition to the following standards:

A. LOT AND YARD REQUIREMENTS

1. The minimum lot size for a new Manufactured Housing Park shall be 10 acres.
2. In a new Manufactured Housing Park, the maximum lot coverage of the parcel by buildings and infrastructure shall be 35%.
3. A minimum of 5,000 square feet shall be provided for each manufactured home within a park.
2. There shall be at least twenty (20) feet clearance between all manufactured homes in the park.
3. No manufactured home shall be located closer than thirty (30) feet from the right of way of any public highway.
4. All manufactured homes shall abut on a road of not less than thirty (30) feet in width where off-road parking is provided.

B. SITING CRITERIA

1. Each manufactured home shall be provided with a weatherproof electrical outlet, specifically metered, and meeting all state electrical codes.
2. Parking pads on which manufactured homes rest shall consist of crushed rock, concrete, or similar solid construction. There shall be a minimum of six (6) anchor bolt tie-downs around the unit
3. There shall be continuous skirting of either fiberglass, aluminum or other material as approved by the Planning Board. It shall have at least three (3) vents.

B. ACCESS AND CIRCULATION

1. Lots shall not have direct access onto existing public roads and streets, but only by interior streets.
2. Interior access streets shall be constructed according the standards set forth in the Troy Subdivision Regulations, but in no case shall any interior street have an unpaved surface.
3. Adequate access for fire-fighting equipment, fuel delivery and refuse collection shall be provided.
4. All roads within a park shall be private and fully maintained by the owner of the park.
5. Walkways not less than three (3) feet wide shall be provided from each housing unit and any service buildings to the street.
6. Walkways or sidewalks around the park shall be provided as deemed reasonable by the Planning Board to protect the safety of pedestrians within the park.
7. All streets and walkways within the park shall be adequately lighted at night.

C. UTILITIES

1. Utilities, including water, sewer and electricity shall be provided by the park owner. All cables and piping shall be underground.

2. The storage, collection and disposal of refuse in the park shall be so handled or managed as to create no health hazard, harborage of rodents, insect breeding areas, accident hazard or area of pollution. Adequate refuse containers with tight-fitting covers for each occupied dwelling unit shall be furnished by the permittee.
3. Exterior lighting for a manufactured housing park shall be provided which meets standards by the power-supplying utility for an accepted subdivision.

SECTION V

CONSTRUCTION AND SAFETY STANDARDS

- A. All manufactured homes permitted under this Ordinance shall meet with the U.S. Department of Housing and Urban Development's Mobile Home Construction and Safety Standards of 1978, or any subsequent revisions thereto.
- B. It shall be the responsibility of the owner and/or occupant of any such manufactured home to furnish the Selectmen with certification of compliance with said standards prior to the issuance of any permit.

SECTION VI

NON-CONFORMING USES

- A. Legally existing manufactured housing parks established prior to the adoption of these regulations are subject to all of the provisions of Article XIII (Non-Conforming Uses) of the Troy Zoning Ordinance.
- B. Non-conforming manufactured homes, regardless of location, may be replaced by new homes, provided that the following conditions are met:
 1. All replacement homes meet the construction and safety standards contained in this Ordinance.
 2. The standards outlined in Section V of this Ordinance shall be observed to the extent possible in the location of replacement homes.
 3. Any home to be replaced under the terms of this Ordinance shall be completely removed from the premises prior to the location of a replacement home on the site.
 4. A legally existing manufactured home may only be replaced by another manufactured home.

SECTION VII

ADMINISTRATION AND ENFORCEMENT

A. PERMIT REQUIRED

1. Any person or persons desiring to operate, maintain, or offer for occupancy any existing lot within a manufactured housing park in Troy shall obtain a permit from the Board of Selectmen.

2. An application for renewal shall be filed with the Selectmen. The application shall be in writing, signed by the applicant and accompanied by:
 - a. proof of ownership, option or lease of the premises used as a manufactured housing park; and
 - b. copies of all state and or local approvals, including but not limited to: Site Plan Review; NH Department of Environmental Services, Water Supply and Pollution Control; NH Department of Health and Human Services; etc.
3. A permit issued under the provisions of this Ordinance shall expire on December 31 next following the date of issuance and shall be renewed annually on payment of a \$50 fee, payable to the Town of Troy. Such permit shall not be transferable. Any permit issued hereunder may be suspended or revoked for cause by the Selectmen after a public hearing.

B. ENFORCEMENT

Upon any well-founded information that any provision of this Ordinance is being violated, the Selectmen shall take immediate steps to enforce the provisions contained herein.

SECTION VIII

VALIDITY

If any part of this ordinance is found to be invalid, such decision shall not affect the remaining portions of this ordinance.

SECTION IX

AMENDMENTS

This ordinance may be amended by vote at any Town Meeting, as provided in Chapter 676 of the New Hampshire Revised Statutes Annotated, 1983, and as amended.

SECTION X

EFFECTIVE DATE

This ordinance shall take effect upon its passage.