

## SECTION 65 - TRAILERS

### 65.1 General:

The use, occupancy, parking and storage of trailers, constituting camping and recreational equipment, utility trailers, commercial trailers and mobile homes on any lot shall conform to the provisions hereinafter specified.

### 65.2 Definitions:

Certain words in this Section are defined as follows:

- 65.2.1 “Trailers constituting camping and a recreational equipment” are defined and described as follows:
- A. A “travel trailer” is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and when equipped for the road shall have a body width not exceeding eight (8) feet and which shall be eligible to be licensed/registered and insured for highway use.
  - B. A “pick-up coach” or “pick-up” camper is a structure designed primarily to be mounted on a pick-up truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, camping, recreational and vacation uses only, and which shall be eligible to be licensed/registered and insured for highway use.
  - C. A “motorized camper” is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and which shall be eligible to be licensed/registered and insured for highway use.
  - D. A “tent trailer” is a canvas, folding structure, mounted on wheels to be used as a temporary dwelling for travel, camping, recreational and vacation uses and which is eligible to be licensed/registered and insured for highway use.
- 65.2.2 A “utility trailer” is a small box, boat, horse or flat trailer designed to be towed by a vehicle using a ball and socket connection.

65.2.3 A “commercial trailer” is of a larger and heavier type trailer using a ring and pin, fifth wheel, or similar connection, and shall include mobile office trailer.

65.2.4 A “mobile home” is a movable or portable dwelling built on a chassis, and which is, has been, or maybe, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy and exceeding 19.5 feet in length.

### **65.3 Use, Parking and Storage:**

Any owner of a trailer constituting camping and a recreational equipment or a utility trailer as defined in these regulations, which trailer is 19.5 feet or less in length, may park or store such trailer on private residential property subject to the following conditions:

65.3.1 At no time shall such parked or stored trailer be occupied or used for a living, sleeping or housekeeping purposes. There shall be no connections to any utility service, including electrical, sheet, water and sewage disposal service.

65.3.2 If such trailer is parked or stored outside of a garage, it shall be part or stored to the rear of the principle building or other major building in a neat and orderly manner, and generally not visible from any street; eight shall conform to the setback from side and rear property lines as required for buildings and other structures.

65.3.3 In Residence Districts parking or storage of any such trailer on any lot shall be limited to one (1) such trailer per dwelling unit on the lot, except that one (1) additional utility trailer may be parked or stored for each 10,000 square feet of lot area. Said trailers shall be registered in the name of and be the legal property of the occupants of the principle dwelling on the lot, except that temporary parking of such trailers owned by others visiting said occupant shall be permitted for a period not to exceed thirty (30) days.

65.3.4 Notwithstanding the provisions of these regulations, any such trailers may be parked anywhere on the lot for servicing, cleaning, loading or unloading purposes for a period not to exceed two (2) days.

### **65.4 Mobile Homes:**

No mobile homes shall be used for any purpose on any lot, or stand on occupied except with the approval of the Zoning Commission, and such approval shall be limited to a period of six (6)

months. Such approval may be granted only in cases of extenuating circumstances, such as request to live in the mobile home while the residence is being repaired or rebuilt after fire or other casualty. Where said a mobile home is to be occupied, its sanitary facilities must have written approval of the Director of Health of the Town of Middlebury at the time of approval by the Zoning Commission, and it may be occupied by only one (1) family, at least one (1) member of which shall be either the owner of the lot or related by blood, marriage or legal adoption, to the owner of the lot. Additional restrictions may be made a part of the conditions of approval by the Zoning Commission.

**65.5            Commercial Trailers:**

Commercial trailers shall conform to the following provisions:

65.6.1            Subject to the securing of a CERTIFICATE OF ZONING COMPLIANCE, commercial trailers used as storage or offices may be parked on any lot in connection with a bona fide construction project on the lot. Such CERTIFICATE shall have a duration of no more than six (6) months unless extended at the discretion of the Zoning Enforcement Officer to coincide with an additional period when the construction project is in process.

65.6.2            Commercial trailers are otherwise permitted on a lot only in conjunction with permitted commercial and industrial establishments, such as trucking terminals, building contractors, businesses, and storage yards, warehousing and wholesale businesses, manufacturing, processing and assembling of goods, construction projects and marine transportation, that no such trailer is used as a storage building and that the storage of such trailers shall conform to all of the setback requirements for buildings and other structures.