

ARTICLE V. GENERAL PROVISIONSH. Manufactured Homes/Recreational Vehicle

1. A manufactured home or recreational vehicle may be stored on the premises of its owner during periods of non-use provided that it is not connected to sanitary facilities, water or electricity, and such storage shall not be deemed to be a second principal use of the lot.
2. The temporary use of not more than one manufactured home or recreational vehicle is permitted to be used as an office, storeroom, or shop which is incidental to construction activity provided that:
  - a) A Building Permit shall be obtained to confirm it complies with the regulations in the applicable Zoning District of this Ordinance.
  - b) The duration of time allowed for this purpose coincides with the expiration of the building permit, or until the new residence is ready to be occupied, at which time the manufactured home or recreational vehicle shall be disconnected from any services it was utilizing during the construction process, to ensure it does not become a second principal use of the lot.
- ~~2.3. The temporary use of not more than one manufactured home or recreational vehicle, is permitted to be used as living quarters for persons engaged in such adjacent construction activity or for whom a residence is being constructed, by Special Exception. Subject to the conditions set out in the Special Exception criteria set forth in each District of this Ordinance, the Zoning Board of Adjustment may grant a special exception to allow ~~the this~~ temporary use ~~of a manufactured home, for a period not to exceed one year, as an office, storeroom, or shop which is incidental to construction activity, or as living quarters for persons engaged in such adjacent construction activity or for whom a residence is being constructed. Such temporary use must comply with all applicable state and local laws and regulations regarding sewage disposal and other sanitary and health requirements provided that:~~~~
4. A Building Permit shall be obtained to ensure placement of the temporary living quarters meets local and state regulations, which includes adequate provisions for sewage disposal, electrical service, and water supply, shown to be adequate to the Selectmen, or designee.
5. Any manufactured home is stamped with HUD approval as defined in Title 24 – Housing and Urban Development Part 3280 Manufactured Home Construction and Safety Standards.
6. Any recreational vehicle shall comply with applicable State of NH Fire and Building Codes.
7. The duration of time for this use coincides with the expiration of the building permit, or until the new residence is ready to be occupied, whichever comes first.
8. Once construction of the new residence is complete and ready for occupancy, prior to approval of an Occupancy Permit, the manufactured home or recreational vehicle used as temporary living quarters shall be disconnected from any sanitary services, water or electricity, to ensure it does not become a second principal use of the lot.
9. Upon further application to the Zoning Board of Adjustment, and after notice and hearing, such temporary use as living quarters may be extended by the Board, for good cause shown,

such as approval of a subsequent building permit when the project has not been completed for its intended use as a residence, and the original permit has expired, provided construction activity is active and ongoing.

~~Upon further application to the Zoning Board of Adjustment, and after notice and hearing, such temporary use may be extended by the Board, for good cause shown, for an additional period not to exceed one year provided construction activity is ongoing.~~

ARTICLE XIV DEFINITIONS *(new definition to be added)*

Recreational Vehicle - Motor vehicles and trailers which include living quarters for designed temporary accommodation. Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers, truck campers and Park Model RVs and shall comply with applicable State of NH Fire and Building Codes.

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