

Chapter 18. Pre-Site-Built Housing and Manufactured Housing

Section 1801. Purpose

A significant portion of Allenstown's housing stock is made of up of manufactured and presite built homes. Adopted under the authority of RSA 674:32 and RSA 674:21, as amended, the intent of this ordinance is to:

1. Ensure a balance of housing types within Allenstown;
2. Meet the housing needs of a variety of Allenstown residents, as part of the larger housing strategy outlined in the Allenstown Master Plan; and,
3. To provide reasonable and realistic opportunity for a variety of housing types in Allenstown.

Section 1802. Overall Requirements

1. Applicability: All Presite Built Housing and Manufactured Housing as defined in Chapter 2, shall be controlled by this chapter. Any conflict between the provisions of this chapter and any other portion of this Ordinance shall result in the more stringent provision controlling.
2. Presite Built Housing and Manufactured Housing:
 - A. Presite Built Housing to be located on a permanent foundation (cellar or poured slab) shall be controlled by the provisions of the underlying zoning districts within the Allenstown Zoning Ordinance and all applicable provisions of Federal and/or State law and the Allenstown Building Code.
 - B. Manufactured Homes shall be governed by the provisions of this Article and any other relevant sections within the Allenstown Zoning Ordinance and all applicable provisions of Federal and/or State law and the Allenstown Building Code.
 - C. A single presite built home or single manufactured home is permitted on a single lot of record wherever single family homes are permitted in Allenstown.
 - D. Unless part of a cluster development or manufactured housing park, the placement of more than one presite built home or one manufactured home on one lot is prohibited.
 - E. Clusters of presite built homes on a permanent foundation (cellar or slab) shall be governed by the cluster housing requirements in **Section 1311. Cluster Housing** within the Town of Allenstown Zoning Ordinance and are permitted by Special Exception in the Open Space and Farming Zone only.
 - F. Manufactured homes within manufactured home parks shall be governed by the provisions of this Article and are permitted in the Open Space and Farming Zone solely within the Manufactured Housing Park Overlay District only if a Conditional Use Permit for a manufactured home park is issued by the Planning Board. A Conditional Use Permit application, along with the site plan application components shall consist of an application for a manufactured home park. The Planning Board shall consider Conditional Use Permit applications for manufactured home parks in concurrence with site plan applications as specified in this Article.

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Additional provisions:

1. **Waiver Requests:** The Planning Board is authorized to grant waiver requests during the Conditional Use Permit Process for park standards as well as the area standards for individual home sites, including frontage, lot shape/size, setbacks, road standards, and infrastructure requirements. Waivers need be in writing in accordance with the waiver request provisions as depicted in the Allenstown Site Plan Regulations.
2. **Site Plan Approval Required:** In addition to the Conditional Use Permit process, site plan approval shall be required for all manufactured home parks. All manufactured home site plans shall be processed as Major Site Plans and be subject to the provisions of the Allenstown Site Plan Regulations. All individual manufactured home sites to be included in a new park or in an expansion of an existing park shall be depicted and delineated individually on the manufactured home park site plan.
3. **Conditional Use Permit Criteria:** All of the following must be met, in the opinion of the Planning Board, in order for a Conditional Use Permit to be granted for the construction of a manufactured home park under the provisions of this Article:
 - a. That the parcel(s) for development are located entirely within the Manufactured Housing Park Overlay District.
 - b. That the property in question is in conformance with the dimensional requirements of the zone as stipulated by this Article.
 - c. That the proposal meets the purposes of this Article under which the application is proposed.
 - d. That there will be no significant adverse impacts resulting from the proposed use upon the public health, safety, and general welfare of the neighborhood and the Town of Allenstown.
 - e. That the proposed use will not adversely affect the ground water resources of the Town of Allenstown.
 - f. That the proposed use meets all applicable provisions, including installation as well as health and safety provisions.
 - g. That ownership and maintenance provisions are clearly demonstrated.
 - h. That home sites are clearly delineated on the plan.
 - i. The proposal will not result in a traffic safety hazard.
4. **Boundaries of the Manufactured Housing Park Overlay District:**

The Manufactured Housing Park Overlay District boundaries shall consist of the following lots legally existing as of April 1, 2011 and as depicted on the March 10, 2015 Official Zoning Map of the Town of Allenstown, and a map created by the Central New Hampshire Regional Planning Commission entitled Allenstown Manufactured Home Park Overlay District and dated March 10, 2015. Overlay district lots include Maps and Lots: 407-12; 407-8; 407-9-1; 407-9-2; 407-26; 407-9-3; 407-25; 407-10; 407-11; 407-30; 407-31; 407-23; 407- 024; 407-32; 409-30; 409-31; 409-32-1; 409-33; 409-32; 407-34; 109-21; 109-22; 109-23; 109-24; 108-1; 108-

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2; 410-28; 107-1; 107-2; 410-29; 107-3; 107-4; 410-33; 107-5; 107-6; 107-7; 410-31; 410-32; 107-8; 107-9; 410-30; 411-5; 411-2; 411-3; 411-4, and any future lots created as a result of the subdivision or merger of any of these lots.

Section 1803. Manufactured Home Parks

1. General Requirements: Clustering manufactured homes into manufactured home parks shall be subject to the provisions of this Section.
2. Park Minimum Lot Size: All manufactured home parks must be located on a parent tract of at least fifteen acres (15) in size or greater and two hundred (200) feet of frontage on a town-maintained (Class V) road.
3. Density Requirements: The maximum number of units allowed in a manufactured housing park shall be determined by dividing the total acreage of the parent tract in acres by two (2) acres. The resulting “full yield” number shall represent the maximum number of manufactured homes permitted on a given parent tract (i.e. total number of homes allowed in a park). Fractions shall be rounded to the nearest whole number.
 - A. The maximum number of units permitted by the full yield calculation does not exempt the development from meeting wetland, floodplain, buffers and other dimensional requirements even though it may result in a small number of permitted units allowed.
 - B. The Planning Board may entertain waiver requests per Section 1802(2)(F)(1) for setback standards for wetlands and individual home lot setbacks provided that they in writing in accordance with the waiver request provisions as depicted in the Allenstown Site Plan Regulations. In no instance shall a waiver granted by the Planning Board result in the number of units that exceeds the full yield.
4. Open Space Requirement: All manufactured home parks shall provide not less than twenty percent (20%) of the total land area for park open space purposes and such lands shall be improved whereby the same will be accessible to all families residing within the park.
5. Parent Tract Setback: No structure shall be closer than 200’ to any town road or property line of the parent tract of the park.
6. Secondary Access: Each park must also provide at a minimum, a secondary access way.
7. Wetland Setbacks: All manufactured home park development, for both new parks and parks seeking to expand, shall not include construction or placement of units within the wetland setbacks established and described in **Chapter 26**.
8. Individual Home Site Requirements: The following shall be observed by all individual home sites within a manufactured home park unless waived per Section 1802(2)(F)(1):
 - A. Area Requirements: Layout of individual home sites, as depicted on the site plan, shall be reasonably symmetrical; “flag lots” or “pork chop lots” as described in the Allenstown Subdivision Regulations are prohibited. Existing home sites need not be reconfigured, though if they are reconfigured will need to comply with these layout standards. All home sites shall be at least 10,000 square feet in size.
 - B. No structure located on any individual home site in any manufactured housing park shall

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be closer than twenty feet (20) to the front home site line or fifteen feet (15) from a side or rear site line.

- C. No structure located on any individual home site shall be closer than twenty feet (20) to any rear or side home site line.
 - D. All home sites in a manufactured home park shall be well drained and graded to a point where the manufactured home may be parked so that the parking of the same shall result in safety to all concerned. In all instances as much natural growth as is reasonably possible shall be preserved by any manufactured home park developer.
 - E. A paved or crushed stone parking apron, at least twenty-two feet (22) wide and twenty two feet (22) deep large enough for two vehicles shall be provided. The pad for the siting of the manufactured home unit shall extend at least one foot beyond the outside dimensions of any manufactured home parked thereon.
 - F. No individual home site shall have direct access or a driveway onto a public street of the Town of Allenstown.
 - G. All individual home sites shall abut and access an internal roadway within the park with at least seventy-five feet (75') of frontage. Such sites shall be clearly delineated on the ground per survey monumentation standards as outlined in the Allenstown Subdivision Regulations. In addition to the required monumentation, delineation may also include fencing, landscaping or other natural features.
- 9. Individual Site Improvements:** Individual tenants of the manufactured home park may construct attached enclosures or decks to individual manufactured housing, provided that such enclosures or decking do not result in more than 20% of impervious coverage per site, and all proper permits and approvals are obtained for construction.
- 10. Commercial Sale of Homes:** The commercial sale of new manufactured homes not for use in the park is prohibited. Uninhabited model homes for units to be sold for use in the park shall not exceed three (3) model homes per park. This Section shall not prohibit individual tenant owners from selling their own manufactured homes.
- 11. Replacement of Structures:** The replacement of homes shall be permitted and comply with **Chapter 15** and all applicable provisions of Federal and/or State law and the Allenstown Building Code.