

#### 4.10 Camping Trailers, Travel Trailers, or Motor homes; Industrial Semi-Trailers

4.10.1 Purpose: To regulate the use of camper/trailers and semi-trailers within all districts in Heath. The specific intent, consistent with the general purpose of the Protective Zoning Bylaws, is to maintain the appropriate use of camper/trailers and semi-trailers by ensuring all necessary safety, environmental, sanitary and building code protections.

##### 4.10.2 Definitions:

**Camping Trailers, Travel Trailers, and Motor Homes:** A self-contained mobile unit supported on its own wheels or those of another vehicle designed to be used for travel, recreational and vacation uses, but not for permanent residence. Herein referred to as Camper/Trailers. Camper/Trailers shall not be considered permanent structures. This definition does not include Mobile Homes defined herein.

**Camper/Trailer Occupancy Permit:** Permit issued by the Town of Heath through the Board of Health pursuant to Heath Board of Health Regulations.

**Industrial Semi-Trailers:** A trailer without motive power designed for carrying property and used in combination with a truck tractor of a Class 8 or more, and where some part of the weight of such trailer and that of its load rests upon and is carried by, the truck tractor. This definition does not include livestock, farming, utility or recreational trailers pulled by a vehicle below a Class 8 classification.

**Mobile Homes:** Also known as Manufactured Housing. A dwelling unit intended for full-time occupancy built on a chassis that contains complete electrical, plumbing and sanitary facilities, and designed for year-round living and issued a (HUD) certification. This definition shall not include those vehicles as known camping or travel trailers, or motor homes.

**Mohawk Estates Lots:** Lots within the subdivision known as "Mohawk Estates" which have been assigned Unit, Block and Lot numbers.

**Property Owner:** The owner(s) of record with the Registry of Deeds of any lot or parcel of land. For the purposes of this bylaw, multiple owners are considered one property owner.

**Protective Structures:** Freestanding, non-enclosed structures, which are constructed to provide protection from the weather elements and not for additional living space. For the purposes of this bylaw, camper/trailers stored under protective structures are considered stored outside.

**Temporary Occupancy:** Occupancy of a temporary structure, such as a camper/trailer, not intended as a permanent residence.

**Visiting Camper/Trailer:** A state-registered camper/trailer not owned by the property owner, but which is located on the lot or parcel of a Heath property owner.

##### 4.10.3 Camper/Trailer Regulations

A. Camper/trailers are considered structures for temporary occupancy and are prohibited from year-round occupancy use or for business purposes. No permanent structure (as defined in the Protective Zoning Bylaws) or service, including but not limited to electrical, gas or septic, may be attached to a camper/trailer. Temporary electrical service may be permitted for use with a camper/trailer as approved by the Electrical Inspector. All camper/trailers must meet state and local health and sanitary regulations. All camper/trailers must meet state and local health and sanitary regulations. Owners of existing camper/trailers with attached permanent services such as septic and water will only be allowed to replace the existing camper/trailer with a permanent structure.1. An exception to the business use exclusion would be during the annual Heath Fair where camper/trailers contract with the Heath Agricultural Society as vendors.

B. A Camper/Trailer Occupancy Permit will be required for occupancy in accordance with the Heath Board of Health Regulations.

C. All camper/trailers, whether stored or used for living purposes, must maintain mobility and be immediately portable. Camper/trailers are allowed to be stored on blocks as long as the wheels and tires remain immediately available and mountable. Camper/trailers stored within a protective structure, must be stored in such a way as to allow the camper/trailer to be moved in and out of said protective structure.

D. All camper/trailers must meet the appropriate setbacks, whether occupied or stored, as set forth in Section 5.1—Dimensional Requirements of the Heath Protective Zoning Bylaw, or Massachusetts General Laws.

E. The number of camper/trailers that can be stored or used as temporary dwellings on the property owner's land in District A is limited to one. In District B, the number of camper/trailers that can be stored or used as temporary dwellings on the property owner's land is limited to one per Mohawk Estates Lot. For contiguous lots of five or more owned by one property owner in District B, the maximum number of camper/trailers on such property is limited to four.

1. An exception to this limitation in both districts would be a Visiting Camper/Trailer, not owned by the property owner, use of which is not to exceed two weeks in a calendar year in either district and cannot remain on the land after the allotted time. A Camper/Trailer Occupancy Permit would not be required, but a state registration would be required.

F. Temporary occupancy of camper/trailers, in accordance with the Heath Board of Health Regulations, is limited to the following:

District A & D: (Agricultural/Residential/Forestry)--Temporary occupancy use is limited to no more than two weeks per calendar year and in accordance with the Heath Board of Health Regulations.

1. An exception to this limitation can be made by the Board of Health in accordance with their regulations.

District B: (Mohawk Estates, Residential/Recreational)--Temporary occupancy is allowed for a maximum of 150 days per year, but for no more than 30 consecutive days, and in accordance with the Heath Board of Health Regulations.

1. An exception to this limitation can be made by the Board of Health in accordance with their regulations.
2. Property owners with permanent dwellings or mobile homes are allowed to have a Camper/Trailer on their property for temporary occupancy for no more than two weeks per calendar year and in accordance with the Heath Board of Health Regulations.

District C: (Town Center)--Temporary use or outside storage of camper/trailers are not allowed in the Town Center as indicated in Section 4.2 – Use Regulations in the Heath Protective Zoning Bylaws, except for emergency purposes, as noted in Section 4.91.3.I below.

G. In the event of an emergency circumstance due to fire or other hardship, a camper/trailer may be used as a temporary residence upon Board of Health approval, on or near the site of a permanent residence that has been destroyed by fire or other natural disaster. The owner or occupier of the residence in this situation may place a camper/trailer on the site and reside in such dwelling for a period not to exceed twelve (12) months or as otherwise determined by the Board of Health as long as sanitary codes are met. Owner is required to get a Camper/Trailer Occupancy Permit.

H. Protective structures for registered and compliant camper/trailers are allowed in Districts A & B provided proper building permit requirements have been followed and approved by the Building

Inspector. Protective structures are limited to one per each camper/trailer allowed under Section 4.10. 4.91.3.F. Decks that are not attached to the camper/trailer in any way are allowed with proper permits from the Building Inspector. As campers/trailers are considered temporary structures, they are not allowed to have permanent structures attached to them. They must be stored in such a way as to remain immediately mobile; the protective structure cannot be completely enclosed thereby eliminating the mobility of the camper/trailer. Protective structures and decks do not include the authority to create separate accessory rooms or additional enclosed living space. Violations will require the removal of these additions.

I. Camper/trailers that have been removed from the property owner's land without a replacement for more than two years will be considered a discontinued or an abandoned use of the land in accordance with Massachusetts General Laws Chapter 40A, Section 6.

J. Camper/Trailers are prohibited from being used as a storage facility in all districts or for purposes not originally intended in their manufacture.

K. Industrial Semi-Trailers are prohibited from being stored on the land in all districts. Temporary use of mobile storage containers is allowed for 9 months for construction or moving purposes. In the event of town-sanctioned construction work, commercial trailers will be allowed as long as sanitary codes are met.

L. Any violations to Section 4.91 will be enforced by the Board of Health and/or the Building Inspector using the Town's non-criminal disposition system or by fines pursuant to Section 1.3 of the Zoning Bylaws when appropriate.