

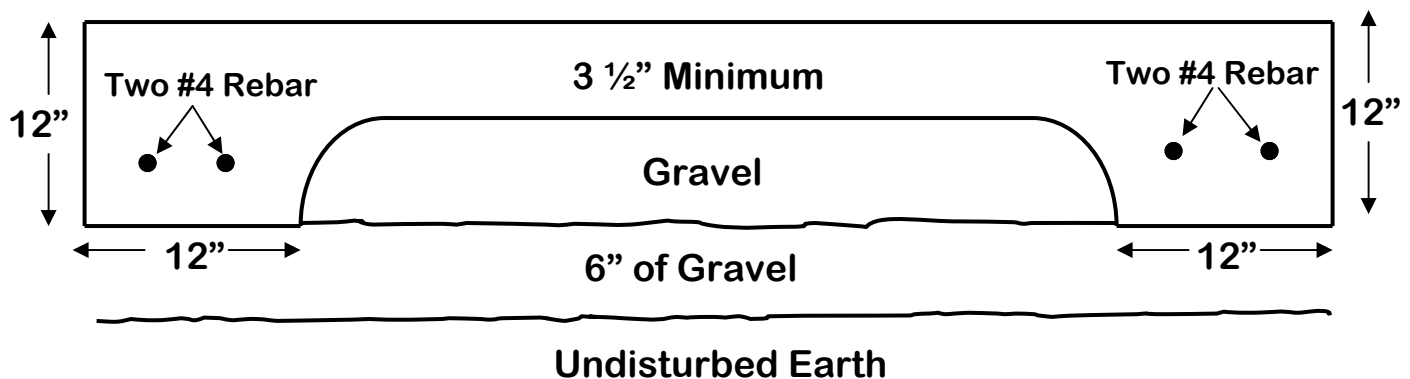
Town of Groton

Basic requirements for Single Lot Manufactured Home

1	Article III		Written construction permit is required.
2	Article III		Minimum size of home- 12x70' or 14x60' or 840 sq. ft.
3	Article XV	15.1.1	Complete skirting of home within 90 days of occupancy; materials used for this or other enclosures must provide finished exterior
4	Article XV	15.8.1	Minimum lot size is 43,560 sq. ft. with 200' minimum frontage; all setback requirements must meet setbacks that are required for a single-family home for the pertaining land use type.
5	Article XV	15.8.2	Manufactured home stand- each home not located in a park shall be provided with a stand capable of containing the home in a stable position. All homes shall be on a foundation constructed of permanent concrete blocks, poured concrete or a concrete slab.
6	Article XV	15.8.3	Each home not located in a park shall comply with the Fuel Supply and Storage requirements of Article XI of this law.
7	Article XV	15.8.4	Each lot shall be kept free of inoperable vehicles and junk.
8	Article XV	15.8.5	The home shall be equipped with tie downs, at least one at each corner.
9	Article XV	15.9	All homes hereafter constructed or installed within the Town of Groton shall conform to all sections of the State Code for Construction and Installations of Manufactured Homes and the Standard, Rules and Regulations for Manufactured homes and the State Fire Prevention Code or any state code as adopted by the Town of Groton.

Foundation Requirements:

New York State Residential Code prefers that all Manufactured Homes be installed on Piers, however many people want to have their home set on a pad. Requirements for a pad are:
concrete will be mesh or fiber



This is a short summary of the Town of Groton's Manufactured Home Ordinance, but does not relieve the owner from strict compliance with the entire law.

Further Information contact: Gary L Coats, Code Enforcement Officer, (607) 898-4428