

TOWN OF WESTMORELAND

PROPOSED LOCAL LAW F of the year 2006

A local law amending the Zoning Law of the Town of Westmoreland to provide that no non-conforming mobile home may be replaced or restored.

Be it enacted by the Town Board of the Town of Westmoreland as follows:

Section 1. Section 15 [Non-Conforming Uses] of the Zoning Law of the Town of Westmoreland is hereby amended by adding a new subsection 2(F) to read as follows:

1. Notwithstanding the provisions of any other section or subsection of this law, the non-conforming use of any mobile home shall not be changed.

2. Notwithstanding the provisions of any other section or subsection of this law, no non-conforming mobile home shall be replaced with another non-conforming structure or, if damaged by fire, structural failure, wind, exposure or other event to the extent of fifty percent (50%) or more of its market value at the time of such damage, restored, repaired or rebuilt.

3. Any non-conforming mobile home that ceases to be a residence or that is damaged to the extent of fifty percent (50%) or more of its market value shall be removed and not replaced.