

Mobile Homes

ARTICLE 38

2025 Annual Town Meeting
April 2025

Overview

- The Planning Board is seeking to amend **Section 1.4 Restrictions Affecting All Districts** as it relates to allowing mobile homes in town under limited circumstances, namely allowing residents who lose their home to fire or natural disaster to place a mobile or manufactured home on their property for up to 1 year while their residence is rebuilt.
- The issue came to light when the Attorney General reviewed the Town's Zoning Bylaw for MBTA Communities compliance and noted the discrepancy between the Town's Zoning Bylaw and Mass. General Law.

Revisions to Section 1.4

- Any other provision of this bylaw notwithstanding, no new building or structure shall be constructed or used...and no building or structure shall be altered, enlarged, reconstructed ...in any part of Town:
 - C. For the *parking, keeping or storing of a mobile home or house trailer, except as provided in G.L. c. 40A, § 3.*"

Provided in G.L. c 40A § 3 "No zoning ordinance or by-law shall prohibit the owner and occupier of a residence which has been destroyed by **fire or other natural holocaust** from placing a **manufactured home** on the site of such residence and residing in such home for a period **not to exceed twelve months** while the residence is being rebuilt. Any such manufactured home shall be subject to the provisions of the state sanitary code."

Revisions to Section 1.4

The amendment also corrects a typographical error:

G. For the sale or distribution of any materials and any and all entertainment which is “obscene” within the meaning of that term as defined in G.L. Chapter 272, Section 31.

~~G.H.~~ For games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or closed circuit transmission, except at an establishment licensed to sell all alcoholic beverages or wine and malt beverages only.

~~H.I.~~ For a Marijuana Establishment.

Summary

- This amendment will bring Wellesley's Zoning Bylaw into compliance with Mass. General Law and allow Wellesley residents who lose their home to fire or natural disaster to place a mobile or manufactured home on their property for up to 1 year while their residence is being rebuilt.

Mobile Home vs. Modular Home

- Mobile Home or House Trailer: A dwelling designated as year-round living quarters, and built on a chassis to be moved from site to site, whether used with or without a permanent foundation.
- Modular Home: a home that is built in a factory and brought to a site and assembled on a foundation.
- Manufactured Home: An older term that was used to describe a mobile home or house trailer.