§ 154.082 MANUFACTURED HOUSING/MOBILE HOMES ON INDIVIDUAL UNITS.

(A) *Older mobile homes*.

(1) *Nonconforming structures*. Older mobile homes, defined as mobile homes built prior to 6-15-1976, which were legally existing in the town as of 8-4-1988, shall be considered nonconforming structures and may continue and may be maintained, repaired, improved, and expanded. Legally nonconforming older mobile homes may also be relocated from one lot to another within a mobile home park, from one mobile home park in the town to another mobile home park in the town, from an individual lot in the town to a mobile home park, in compliance with 30-A M.R.S. §4358(2).

(2) *Importation of older mobile homes*. Older mobile homes shall not be relocated into the town.

(3) *Permit required*. A building permit shall be obtained prior to moving an older mobile home from one individual lot to another individual lot or from a mobile home park to an individual lot.

(4) *Alteration of older mobile homes*. No person shall remove any structural component from under the older mobile home, such that it might weaken its structural integrity unless the older mobile home is to be set on a permanent foundation that shall adequately support the older mobile home in such a way as to maintain its structural integrity.

(B) *Manufactured housing/newer mobile homes; placement on individual lots*. A manufactured housing unit meeting the following performance standards may be placed on and maintained on any residential lot in the AF, RA, RB and RC Districts. The following standards apply at the time a manufactured housing unit is moved onto a lot and governs the units use thereafter

(1) Minimum horizontal dimension: 14 feet (24 feet in RA zone);

(2) Living space: at least 750 square feet;

(3) Roof: a pitched, shingled roof as defined in 30-A M.R.S.A. § 4358.1.E;

(4) Construction: meets standards of the U.S. Department of Housing and Urban Development;

(5) Siding: siding that is of a style and material typical to residential structures existing in the Town ; no broken or cracked siding;

(6) Windows: No broken or cracked windows;

(7) Foundation: All mobile homes to be placed on slabs or permanent foundations. No gravel foundations are permitted. “Other durable foundation” shall mean a frost-protected foundation system, including but not limited to concrete slabs, frost walls, piers, or other engineered systems, designed to support the structure in accordance with applicable federal (HUD), State of Maine, and manufacturer installation standards, and approved by the Code Enforcement Officer.

(8) Skirting: The vertical space from the mobile home pad to the mobile home frame shall be enclosed

with a continuous, durable, and weather-resistant material installed around the entire perimeter of the unit. Skirting shall be constructed of materials such as vinyl, metal, or masonry and shall be installed in a secure manner, free of gaps, holes, or loose sections, so as to resist damage from weather and pests. Skirting shall be installed in a neat and workmanlike manner within 30 days after the mobile home is set in place and shall be maintained in good repair. The material and installation of skirting shall be subject to approval by the Code Enforcement Officer.

(9) Address: Address numbers are to be placed on the mobile home unit. The numbers shall be four (4) inches in size, made of reflective materials, with contrasting colors.

(C) *Certificate of Occupancy.* No manufactured housing unit or mobile home that is new to the Town or relocated within the Town shall be occupied until it has been inspected and received a Certificate of Occupancy from the Code Enforcement Officer. Such inspection may include, but is not limited to, compliance with applicable federal, state, and local safety and building standards, verification of structural integrity, egress, utility connections, foundation, and general life safety conditions.

(D) *Construction sites*. The Code Enforcement Officer may issue a special permit for use of a mobile home for a temporary office for the length of the project period in districts where offices are permitted or on construction sites anywhere in the town.

(E) *Placement in a mobile home park*. The following types of manufactured housing may be placed in an approved mobile home park:

(1) Newer mobile homes that comply with division (B) above;

(2) Modular homes;

(3) Older mobile homes which meet the safety standards as set forth in division (F) below and the following:

(a) Are at least 12 feet in width;
(b) Have a minimum of 720 square feet of living area;
(c) Have a roof which sheds snow (minimum pitch 4/12); and
(d) Has siding that is of a style and material typical to residential structures existing in the Town. No broken or cracked siding is permitted.

(F) *Travel trailers*. A travel trailer is a wheel-mounted vehicle designed to provide temporary living quarters for recreation, travel, or camping use. This definition includes camping trailers, fifth-wheel trailers, folding camping trailers, motor homes, recreational vehicles, travel trailers, and truck campers as defined in 10 M.R.S. § 1432. The provisions of this section apply to travel trailers on individual lots and shall not apply to travel trailers located within an approved campground or recreational vehicle park. The following restrictions apply:

(1) A travel trailer shall in no case be used as a mobile home.

(2) Any travel trailer in use shall have adequate health and sanitation facilities.

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(3) Travel trailers shall not be used as short-term rentals, transient accommodations, or for commercial lodging purposes.

(4) Travel trailers must comply with applicable setback requirements of the zoning district.

(5) A travel trailer while not in use may be stored on an individual lot subject to the following provisions:

(a) No more than two (2) travel trailers that are not currently registered as motor vehicles shall be permitted on any lot.
(b) Unregistered travel trailers shall not be used for occupancy and shall be maintained in a safe and sanitary condition and not in a state of disrepair.
(c) No more than two (2) travel trailers shall be located on any lot, except for up to 4 (four) travel trailers may be stored on a lot between September 15 and May 15, provided such storage is not for commercial purposes.

(G) *Safety standards for older mobile homes*. A mobile home which was constructed prior to 6-15-1976, or which was not built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974 shall not be relocated to a mobile home park or individual lot in the town unless the CEO certifies that the unit complies with safety standards contained in Rule 02-385, Department of Professional and Financial Regulation, Manufactured Housing Board.

§154-184 MOBILE HOME PARKS.

The following provisions shall apply to all development proposals for new construction of mobile home parks and to any expansion of existing mobile home parks.

(A) *Site plan required.*

(1) An approved mobile home park plan shall be necessary under the site plan review provisions of this chapter, prior to the establishment or expansion of a mobile home park.

(2) An approved mobile home park plan shall not exempt an applicant from meeting other applicable local, state, or federal requirements.

(3) Mobile home park construction shall be completed within 48 months from the approval date of the plan. If construction is incomplete after 48 months and the mobile home park operator desires to continue construction, the applicant must re-submit a plan for Planning Board approval.

(B) *General.*

(1) A mobile home park shall consist of a single parcel of land.

(2) At least three mobile home lots shall be established and provided with utilities before mobile home park occupancy is allowed.

(C) *Access.* A mobile home park shall have safe and convenient vehicular access to and from public streets.

(D) *Lot size.*

(1) Notwithstanding other requirements of this chapter, lots shall meet the following requirements:

	Minimum Lot Size (Sq. Ft.)	***Minimum Frontage (Feet)***
Lots served by public sewer	6,500	50
Lots served by individual subsurface wastewater disposal systems	20,000	100
Lots served by one or more centralized subsurface waste disposal systems serving two or more dwelling units and approved by the Maine Department of Human Services	12,000	75

(2) *Shoreland area.* Mobile home park lots located within any designated shoreland area shall meet the lot area, lot width, and shore frontage requirements of the district in which it is located.

(E) *Overall density.* The overall density of any park served by any on-site wastewater disposal system shall not exceed one dwelling unit for each 20,000 square feet of total park area. The total area of a mobile home park shall not be less than the sum of the following:

(1) The combined area of the mobile home park lots which shall each meet the minimum lot requirements;

(2) The area required for road rights-of-way;

(3) The area required for buffer strips;

(4) For parks served by public sewer, a minimum of open space area equal to 10% of the combined area of the lots; and

(5) The area within the shoreland setback.

(F) *Setbacks.*

(1) Minimum setback distances for structures shall be as follows:

Location	***Setback***
Street right-of-way	25 feet (7.62 meters)
Side lot line	10 feet (3.05 meters)

Rear lot line	10 feet (3.05 meters)

(2) Structures shall be setback a minimum of 40 feet (14.02 meters) from mobile home park boundary lines.

(G) *Placement of units on lots.*

(1) *Mobile home lots.* All mobile homes shall be placed upon mobile home park lots. The bounds of each lot shall be clearly marked with permanent corner pins for each lot, and the lot shall be well surfaced or seeded to provide adequate drainage beneath and adjacent to any manufactured housing units parked thereon.

(2) *Mobile home pad.* Each mobile home shall be set upon a concrete slab or other durable, permanent foundation. "Other durable foundation" shall mean a frost-protected foundation system, including but not limited to concrete slabs, frost walls, piers, or other engineered systems, designed to support the structure in accordance with applicable federal (HUD), State of Maine, and manufacturer installation standards, and approved by the Code Enforcement Officer. Gravel foundations are not permitted. The width and length of the mobile home pad shall conform to those dimensions of the mobile home placed upon it.

(3) *Mobile Homes.* Each mobile home structure must comply with the requirements outlined in this ordinance, including but not limited to § 154.082**.** In the event the Mobile Home Park standards or conflict with the standards in § 154.082 the stricter standard shall apply.

(4) *Skirting.* The vertical space from the mobile home pad to the mobile home frame shall be enclosed with a continuous, durable, and weather-resistant material installed around the entire perimeter of the unit. Skirting shall be constructed of materials such as vinyl, metal, masonry, or other approved materials, and shall be installed in a secure manner, free of gaps, holes, or loose sections, so as to resist damage from weather and pests. Skirting shall be installed in a neat and workmanlike manner within 30 days after the mobile home is set in place and shall be maintained in good repair. The material and installation of skirting shall be subject to approval by the Code Enforcement Officer.

(5) *Address Numbers.* Address numbers shall be placed on each mobile home unit. The numbers shall be at least four (4) inches in height, made of reflective materials, and of a color that contrasts with the background. Address numbers shall be clearly visible from any public or private way and maintained so as to remain legible at all times. In addition, each mobile home lot shall have address numbers displayed at the roadside at the point of access, which shall be visible from both directions of travel.

(6) *Utility building.* Each occupied home lot shall be provided with a utility building within 30 days after the mobile home is set in place. The minimum size of the utility building shall be eight feet (2.44 meters) square. The utility building shall be a stable structure. This utility building requires the approval of the mobile home park operator and the Code Enforcement Officer of the Town.

(7) *Refuse.* Each occupied mobile home lot shall have access to a water-tight, insect-proof and animal-proof enclosure for storage of refuse. Unless otherwise provided in division (G)(7)(a) below, this refuse storage enclosure shall be a separate structure from the utility building designed

in division (N)(4) below. The responsibility of providing the refuse storage enclosure shall be that of the mobile home park operator prior to the installation of a mobile home.

(a) A single structure, if built by the operator of the mobile home park, shall satisfy the requirements of this section, provided it is of sufficient size and design to meet the purposes of those provisions.

(b) The refuse storage enclosure required herein, unless it is combined with the utility building as provided in division (N)(4) below, need not be on the same lot as the mobile home.

(8) *Grading and drainage.* Every lot used in a mobile home park shall be properly graded and drained for disposal of surface and storm water.

(H) *Landscaping.*

(1) Mobile home pads shall be oriented in regard to natural features where practical.

(2) Wooded areas and individual trees shall be preserved where practical.

(3) Vegetative cover such as grass shall be provided for land area not paved, graveled, or occupied by a structure.

(4) Other planting shall be established to promote privacy, minimize glare, and provide shade.

(I) *Groundwater.*

(1) *Impact assessment.* In addition to acquiring all applicable Federal and State permits, all mobile home parks utilizing on-site wastewater disposal systems shall provide an assessment of the impacts of the park's development on groundwater quality. The assessment shall be prepared by a certified geologist or registered professional engineer skilled in groundwater assessment and shall include the following:

(a) A map showing the basic soil types.

(b) The depth to the water table at representative points throughout the mobile home park.

(c) Current drainage patterns and conditions throughout the proposed mobile home park.

(d) Proposed drainage patterns and conditions throughout the mobile home park after development.

(e) Data on the existing groundwater quality, either from test wells on-site or from existing wells on abutting properties. (The need for test wells on-site shall be determined by the Planning Board prior to acceptance of the preliminary plan.)

(f) An analysis and evaluation of the effect of the proposed mobile home park on available groundwater resources. The evaluation shall, at a minimum, include a projection of post-development nitrate-nitrite-nitrogen concentrations at all wells within the mobile home park, at the mobile home park boundaries and at a distance of 1,000 feet from potential contamination sources. For mobile home parks within the watershed of a lake, projections of the development's impact on groundwater phosphate concentrations shall also be provided.

(g) In addition, a map shall be provided showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 200 feet of the mobile home park boundaries.

(2) *Standards.*

(a) Projections of groundwater quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).

(b) No mobile home park shall increase any contaminant concentration in the groundwater to more than one half of the primary drinking water standards.

(c) No mobile home park may be approved for which the groundwater assessment plan shows the potential for an increase of any contaminant concentration in the groundwater to more than the secondary drinking water standards.

(d) All mobile home parks which utilize on-site groundwater supplies for all or part of the domestic portable water supply shall be provided demonstrable evidence of satisfactory treatment of the groundwater if:

1. The groundwater contains contaminants in excess of the primary standards; or

2. The groundwater contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in question to exceed the ambient concentration.

(3) *Subsurface waste disposal and wells.* Subsurface wastewater disposal systems and drinking wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a condition of approval upon the final plan.

(J) *Street illumination.*

(1) Streets shall be illuminated with a minimum illumination level of 0.1 foot candle per square foot.

(2) Street intersections shall be illuminated.

(K) *Mobile home park roads.*

(1) *Roads for public acceptance.* Mobile home park roads which the developer intends to offer to the municipality for acceptance as town ways shall be constructed to the standard found in the subdivision ordinance using the specifications for "residential streets" excepting through streets which join public roads, which shall be constructed to "commercial/industrial street" specifications.

(2) *Private roads.* Mobile home park roads which the developer intends to retain in private ownership shall be designed in accordance with accepted engineering standards by a licensed professional engineer and stamped with a professional engineer's seal in accordance with the requirements of the Manufactured Housing Board, and shall be constructed to the standards in the following table.

Mobile Home Park Private Road Standards

Minimum right-of-way width	23 feet
Minimum pavement width	20 feet

Minimum sidewalk width, if installed	5 feet
Minimum grade	0.5%
Maximum grade within 100 feet of the intersection of a public way measured from the center line of the public way	1.0%
Maximum grade	8.0%
Minimum center line radius	100 feet
Minimum tangent between curves of reverse radius	50 feet
Roadway crown, minimum	1/8 inch per foot
Roadway crown, maximum	1/2 inch per foot
Minimum angle of street intersections	75 degrees
Minimum curb radii at street intersections	20 feet
Minimum right-of-way radii at intersections	10 feet
Minimum width of shoulders w/out sidewalks (each side)	3 feet
Cul-de-sac and turn around radii	
a. Property line	65 feet
b. Outer edge of pavement	50 feet
c. Inner edge of pavement	30 feet
d. Other standard for culs-de-sac are found in the subdivision ordinance	

(3) *Off-street parking.* At least two off-street parking spaces shall be provided for each mobile home lot at a distance less than 100 feet (30.48 meters) from the mobile home it serves. Off-street parking spaces shall be constructed with a minimum thickness of six inches (15.24 centimeters) gravel base material. Such parking space shall have a minimum dimension of ten feet width by 20 feet length.

(4) *Street maintenance.* Streets within the mobile park not to be offered to the town for acceptance as town ways shall be constructed, maintained, and serviced by the mobile home

park operator.

(L) *Continuous buffer strip.* A continuous landscaped buffer strip at least 25 feet wide shall be provided along any mobile home park boundary abutting a residential zone where the density in the mobile home park is at least two times greater than the allowable density allowed in the adjacent residential zone. This landscaped strip shall contain evergreen shrubs, trees, fences, walls, or any combination of the above which forms an effective, year-round visual barrier from abutting properties.

(M) *Conversion of park.* No lot in a mobile home park may be sold or otherwise conveyed without prior written approval of the Planning Board. Any such lot sold or conveyed shall meet the lot size requirements of the district in which it is located.

(N) *Utilities.*

(1) *Water supply.*

(a) Each mobile home shall be provided with an adequate, safe, potable water supply.

(b) The water supply shall provide a minimum of 150 gallons (568.1 liters) of water per day per mobile home.

(c) Water supply systems shall be installed and maintained in accordance with the State of Maine Plumbing Code, 10-144A C.M.R. 238 and all revisions thereof.

(2) *Sanitary sewage system.*

(a) Sanitary sewer systems shall comply with the State of Maine Plumbing Code, 10-144A C.M.R. 241 subsurface wastewater disposal rules and all revisions thereof.

(b) Where public sewer is not available, a sanitary sewer system and treatment facility shall be designed and installed under supervision of an engineer registered in the State of Maine.

(c) A mobile home park located within 1,500 feet (457.2 meters) of a public sewer system shall provide an internal sewer system connected into the public system. The internal sewer system shall be designed and installed under the direction of an engineer registered in the State of Maine.

(d) Septic systems for individual lots are permitted. Privies shall not be permitted in a mobile home park.

(e) The sanitary sewer system within the mobile home park shall be constructed and maintained under the responsibility of the mobile home park management.

(f) A portion of a sanitary sewer system located outside a mobile home park and not maintained by a public utility shall require maintenance under the responsibility of the mobile home park management.

(3) *Electric supply.*

(a) A mobile home park shall contain an electrical system designed, installed, and maintained in accordance with the National Fire Protection Association's NFIPA-70-1990 National Electric Code and applicable State of Maine and local regulations.

(b) The electrical system shall be designed and installed under the supervision of an electrical engineer registered in the State of Maine.

(c) Electrical distribution lines within the mobile home park may be installed overhead or underground. All underground lines shall be protected by a rigid conduit or encased in concrete.

(4) *Refuse.*

(a) Storage of refuse shall be accomplished in such a manner to minimize health hazards, rodent harborage, insect breeding areas, accidents, wild fire, obnoxious odors, or air pollution. Refuse shall be in such a manner that domestic or wild animals may not gain access to waste material.

(b) Collection of refuse shall be conducted at regular intervals and shall be performed in a neat workmanship manner. Collection and disposal of refuse shall be the responsibility of the mobile home park operator and shall be accomplished according to State of Maine and local regulations.

(O) *Fire protection.* A mobile home park located within 2,000 feet of an adequate public water supply system shall provide an internal fire protection water supply system connected to the public system. The internal fire protection water system shall be designed and installed under direction of an engineer registered in the State of Maine. Mobile home parks beyond 2,000 feet from a public water supply or fire pond shall install a fire pond which meets the requirements of the Town Fire Chief.

(P) *Exterior lighting.* Exterior lighting installed on a mobile home or mobile home lot shall be installed such that it is not directed toward surrounding property, street, or other mobile home lots.

(Q) *Signs.*

(1) A sign identifying a mobile home park shall not be flashing, revolving, or neon type.

(2) A sign used to identify a mobile home park shall have a surface area not in excess of 36 square feet.

(3) A sign relating the sale, rental, or lease of a mobile home park shall not exceed a surface area of eight square feet (0.74 square meters).

(4) A sign relating the sale, rental, or lease of a mobile home lot shall not exceed a surface area of three square feet (0.28 square meters).

(5) More than two signs upon each mobile home lot is prohibited. For clarification of these regulations, one sign is considered to be a message conveyed upon one surface.

(6) A name sign upon a mobile home or mobile home lot is permitted provided the sign surface area is not larger than two square feet (0.19 meters).

(R) *Lot identification.*

(1) Each mobile home lot shall have a number applied by the operator of the mobile home park, and the lots shall be numbered in an orderly consecutive fashion. Even numbers shall be on one side of a street and odd numbers shall be on the opposite side of a street.

(2) Each mobile home shall be numbered in a manner consistent with the number assigned to the lot.

(3) The mobile home lot number shall be prominently displayed upon the mobile home on a surface facing the street. Mobile home lot numbers shall be uniformly located on each mobile home if possible.

(4) The lot number may be different than the street address. The above standards in subdivision (R) for lot numbers are in addition to the address number requirements.

(S) *Recreational areas.* For mobile home parks served by a public sewer, not less than 10% of the gross site area shall be devoted to recreational facilities, with no single recreation area being less than 10,000 square feet. Such areas shall be located in one or more convenient, central location(s) with easy and safe access for all park residents.

(T) *Miscellaneous.*

(1) *General requirements.*

(a) A mobile home park shall conform to these regulations and to the *State of Maine Rules and Regulations of the Professional and Financial Regulation, Manufactured Housing Board to Mobile Homes*.

(b) The mobile home park operator shall inform occupants of these regulations and indicate the responsibilities of the occupants under regulations.

(c) Mobile home park management shall maintain a register containing names and lot numbers of mobile home park occupants. The register shall be available for inspection by federal, state, and local authorities upon request during normal business hours.

(d) Mobile home park management shall be responsible for connection of utilities for set up of a mobile home.

(e) A permit is required prior to mobile home installation in a mobile home park.

(f) A mobile home shall not be removed from a lot until a written certificate is obtained from the tax collector of the town, identifying the mobile home and stating that all property taxes applicable to the mobile home, including those for the current tax year, have been paid or that the mobile home is exempt from such taxation.

(2) *General prohibitions.*

(a) Mobile home parks and emergency mobile home parks are not allowed within the Shoreland Zoning District; such parks are allowed only in those districts where specific provision is made for them in this chapter.

(b) Emergency mobile home parks shall not be converted into permanent mobile home parks unless provisions of these regulations are met.

(c) Mobile homes and accessory structures shall not be established upon a mobile home lot without a building permit as specified in the town building code.

(d) Ruins caused by fire or other causes are not allowed within a mobile home park. If ruins are created, such ruins shall be removed within 60 consecutive calendar days from the time of their creation.

(e) Fuel tanks and bottled gas shall not be placed such that they face a street or road.

(Ord. passed DATE)