CHAPTER 402A
MOBILE HOME PARK ORDINANCE
TOWN OF GRAY MAINE

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SECTION 402A.1 – TITLE

This ordinance shall be known and may be cited as the "Mobile Home Park Ordinance of the Town of Gray, Maine."

SECTION 402A.2 – AUTHORITY

This ordinance is adopted under the authority of the Constitution and laws of the State of Maine.

Regulation of the development, construction, expansion and/or alteration of mobile home parks and the attachments of reasonable conditions to such activities are exercise of valid police powers. These regulations for design, construction, and administrative review of mobile home parks are established to ensure the health, safety, and general welfare of the park residents and the community at large.

SECTION 402A.3 – SCOPE AND PURPOSE

This ordinance shall govern the location, establishment, expansion, and operation of all mobile home parks within the corporate limits of the Town of Gray, Maine.

It is the intent of this Ordinance to establish a Mobile Home Park Overlay Zone. This zone applies to all lands identified as mobile home park overlay zones on the Town of Gray, Maine Zoning Map.

Where the boundaries of the MHPOZ as delineated on the zoning map are in dispute, the Planning Board, with the advice from the town staff and the Gray Water District, shall interpret the intent and purpose of the zoning map to determine their location.

In the event of approval of a proposed mobile home park, these regulations shall take precedence over the zoning underlying the specific tract proposed for development.

In determining the suitability of a tract of land for use as a mobile home park, the factors to be considered shall include as a minimum:

A. Soil suitability for high-density residential uses;

B. Safe and adequate access to the public street system;

C. The capacity of the public street to be accessed;

D. Public water shall be provided;

E. Tracts adjacent to developed areas, especially higher density areas, shall be preferred to tracts which "leap-frog" vacant tracts.

SECTION 402A.4 – DEFINITIONS

Accessory Buildings: Any building customarily incidental to the principal buildings which may include a garage, porch, storage, tool or work shed.

Health Authority: The Town Health Officer or State Department of Human Services.

License: {RESERVED}

Manufactured Housing: As defined by State Statute- (30-A.M.R.S.A. Sec. 4358 (1)(A)).

Mobile Home Park: A parcel of land under unified ownership approved by the municipality for the placement of 3 or more manufactured homes.

Mobile Home Park Lot: The area of land on which an individual home is situated within a mobile home park and which is reserved for use by the occupants of that home. A municipality may require a lot to be designated on a mobile home park plan.

Mobile Home Stand: That part of a mobile home park which has been improved of the placement of one mobile home including all required appurtenant structures and having provisions for available utility connections.

Non-Conformities: Lots, structures, uses of land and structures and characteristics of uses, which are prohibited under the term of this Ordinance but permitted to continue unless there is a compelling reason, such as imminent danger to health, to eliminate the non-conformity.

Parking Space: A minimum of nine (9) feet in width by eighteen (18) feet in length.

Park Management: The person who owns or has charge, care, or control of the mobile home park.

Permanent Buildings: Buildings or structures permanently affixed to foundations and not including mobile homes or their accessory buildings on mobile home park lots.

Permit: An authorization, and written evidence thereof, issued by the Town of Gray, to: construct, alter, and extend a mobile home park; or, to move or relocate a mobile home.

Person: Any individual, firm, trust, partnership, public or private association or corporation.

Pitched, Shingled Roof: A roof with a pitch of two or more vertical units for every twelve horizontal units of measurement and which is covered with asphalt or fiberglass composition shingles or other materials, but specifically excludes corrugated metal roofing materials.

Public Water Supply: Services, facilities and resource supply provided exclusively by the Gray Water District.

Recreational Vehicle: A vehicle type portable structure without a permanent foundation, which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping, and travel use and including but not limited to travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Sewer Connection: All pipes, fitting, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the manufactured/mobile home park.

Septic System: An underground system with a septic tank used for the decomposition of domestic wastes.

Sewer System and Treatment: Man-made devices for the collection, treatment, and disposal of sewage.

Street: Any street, area, avenue, boulevard, drive, public place, or highway designed for or commonly used for the purpose of travel by vehicles within the corporate limits of the Town. Distinctions are made in this Ordinance between public streets, which are those outside the boundaries of the mobile home park, and private streets, which are those within the mobile home park.

Trailer: A structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods, or objects, or as a temporary office.

Travel Trailer: A recreational vehicle that is towed by a car or a truck.

Water Connection: The connection consisting of all pipes, fitting, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

Water Riser Pipe: That portion of the water supply system servicing the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

SECTION 402A.5 – MOBILE HOME PARK USE

A. Mobile home parks shall be located within the Mobile Home Park Overlay Zone as adopted by the Town of Gray.

No portion of the Park shall be located closer than fifty (50) feet to any public way.

The placement of recreational vehicles and trailers is specifically prohibited by this Ordinance.

B. It shall be unlawful for any person to connect utilities to or to occupy a mobile home in a mobile home park within the Town of Gray unless the park is duly permitted under the terms of this ordinance.

C. Permitted Uses

1. Manufactured Housing as defined by State Statute (30 – A.M.R.S.A. Sec. 4358 (1)(A)).
2. Open Space in the park for recreational use of park residents only.
3. Specifically recognized accessory uses:
    a. Park Management Office
    b. Community or recreation building within the park provided for use by park residents only.
    c. Laundry building provided for use by park residents only.
    d. Service equipment building for storage of park maintenance equipment only
    e. Storage facilities for use by park residents only.

D. Conditional Use: Home Occupations

E. Non-Conformities

1. Any mobile home park in existence in the municipality prior to adoption of this ordinance that complies with all applicable legal requirements then in effect is deemed to be legal non-conforming and is not subject to the provisions of this chapter except those concerning use of gas, fuel, and fire protection.
2. An individual mobile home may be replaced or relocated within a legally non-conforming mobile home park if such mobile home is blocked and anchored in compliance with the requirements of the Town of Gray, and if connections are made in compliance with the requirements of the Town of Gray.

SECTION 402A.6 – UTILITY SERVICE

Utility services (water, sewer system, septic system, solid waste, electric) shall be provided only to mobile home parks permitted in accordance with this ordinance.

All utility services shall be provided in accordance with applicable codes and regulations adopted by the Town of Gray and the State of Maine and which are in force at the time of park plan approval.

SECTION 402A.7 – PERMIT FOR A PARK

A. It shall be unlawful for any person to place, construct, or extend any mobile home park within the limits of Gray unless a plan for the park has been approved by the Planning Board and unless that person holds a valid permit issued by the Town of Gray in the name of such person for the specific construction, alteration, or extension proposed.

B. All applications shall be accompanied by the deposit of an application fee of one hundred and fifty dollars ($150)

C. When, upon review of the application, the Planning Board is satisfied that the proposed plan meets the requirements of this ordinance, it shall authorize the Code Enforcement Officer to issue a permit.

SECTION 402A.8 – MOBILE HOME PARK DEVELOPMENT

A. Master Plan

Plan required – It shall be unlawful for any person to place, construct, expand, or operate any mobile home park within the limits of the Town of Gray, unless a plan for the park has been approved by the Planning Board.

Pre-application – Generally, prior to the official filing of a mobile home park plan, the developer shall consult with the Town Planner for briefing and advice on the procedures, policies, specifications, and standards required by the Town for mobile home park development.

A sketch plan, or concept plan, shall be submitted to save the developer time and expense in reaching general agreement with the Town as to the form of the plan and the objectives of these regulations.

Ten copies of the Sketch Plan, or concept plan, shall be submitted to the Town Planner at least 10 days prior to the date of the next Planning Board meeting.

Form and Content – Concept plan or pre-application shall show the following:

General Park Plan Information

Site conditions (i.e. existing buildings; treed areas; deer yards; etc.)

Proposed development;

Data on land characteristics (i.e.: dimensions; legal description);

Existing and proposed facilities with utilities;

Number and size of lots;

Areas and uses adjacent to the subject tract;

Proposed physical improvements.

Location Map

Relationship to existing community with a one (1) mile radius.

Development name, location, scale, north arrow, and date.

Plan

Proposed layout

Streets

Lots

Other features (i.e.: Laundromat; open space; office; landscaping; etc.)

May be made directly on a print of the topographic survey, if available.

The Planning Board shall review the sketch plan, or concept plan, and notify the developer of any changes, modifications, or amendments prior to the submission of the final park plan.

Application and Processing of Final Park Plan – The developer shall comply with all applicable requirements and regulations as stated in all applicable State and local regulations.

The developer/owner shall submit twenty (20) copes of the final plan with all required items, including all fees, to the Town Planner at least seventeen (17) working days prior to the date on which proper consideration is to be given by the Planning Board. No incomplete final plan application shall be accepted by the Town Planner.

The Planner shall review the park plan as to its conformity with the Comprehensive Plan, the recorded plan and the standards and specifications set forth herein or referred to herein.

The park plan shall also be reviewed by the Town Manager, Town Engineer, Director of Public Works, Director of Parks and Recreation, Law Enforcement, Fire Chief, Rescue, Unit, Post Office, Code Enforcement Officer, Superintendent of the Gray Water District, and the Superintendent of Schools. They shall convey their recommendations concerning the plan to the Town Planner at least 10 days prior to the date on which proper consideration is to be given by the Planning Board. The Town Planner shall relate the comments to the Planning Board at the meeting for which such plan is scheduled for consideration.

The planner shall present the park plan to the Planning Board with comments and recommendations of staff of any other person or agency.

The Planning Board shall study the plan and all recommendations, taking into consideration the requirements of these regulations. Particular attention will be given to the health, safety, and welfare of the park occupants, the arrangement, location, and width of streets, their relation to the topography of the land, sewage disposal, drainage, lot sizes and arrangements, the further development of adjoining lands as yet unsubdivided, and the requirements of other ordinances, policies, and plans as adopted by the Town of Gray.
Within thirty (30) days from the date on which the Planning Board first reviews the Mobile Home Park, the Planning Board shall approve, conditionally approve, or disapprove such plan. In the event of disapproval, the Board will advise the applicant of the specific changes or additions it will require in the layout, and the character and extent of required improvements and reservations which it will require as a prerequisite to the approval of the plan.

Form and Content

The plan shall be drawn on sheets twenty-four (24) inches wide and thirty six (36) inches long. It shall be drawn to a minimum scale of 100 feet to one inch. The plan shall also show the following:

Name and address of the record owner; owner's representative, if applicable; and the project engineer or surveyor.

Present name of the mobile home park and any other names under which the park has been reviewed, if any.

Mobile home park boundary, indicated by heavy lines, and its computed acreage.

Location, on the site and adjacent to the site, of all existing and proposed:

Buildings and structures.

Streets and other rights-of-way and easements.

Locations and sizes of utilities.

Street paving widths.

Curb return radii.

Parking areas.

Screening.

Natural and environmental features including wetlands, streams, water bodies, etc.

Present tract designation

Description by metes and bounds of the perimeter of the mobile home park and its location with respect to an original survey of which it is a part.

Primary control points or descriptions and ties to such control points to which all dimensions, and angle, bearings, lot numbers and similar data shall be referred.

Exact location, dimensions, tract designation, and name of existing and proposed residential lots, parks, public areas, and other related sites within the mobile home park.

The location, dimensions, and flow line or existing water courses and drainage structures on the site or adjacent to it.

Date of survey, scale, and north arrow.

Key map, drawn at a satisfactory scale to show the relationship of the property to adjacent existing streets and identifying features for a distance of at least one-half mile.

Contour lines on a basis of five vertical feet in terrain with a slope of two percent (2%) or less, and on a basis of two vertical feet in terrain with a slope of more than two percent (2%).

A number or letter to identify each lot, or site, and each block.

Front setback lines shown graphically on all lots and sites. Rear and side yard lines shall be described either graphically or as a note on the plan.

Location of corporate limit line if it traverses the mobile home park or forms part of its boundary.

Other conditions on the site, both physical and technical, when deemed necessary for complete review, and to evaluate impacts on groundwater and adjacent properties (i.e. hydrogeologic studies, erosion control plans).

Index sheet if site plan is drawn on more than one sheet showing the entire mobile home park at a scale determined by the Town Planner.

B. REVISION OF PLAN AFTER APPROVAL

No changes, erasures, modifications, or revisions shall be made in any plan of a mobile home park after approval has been given by the Planning Board, unless said changes, erasures, modifications, or revisions are first submitted to and approved by the Planning Board.

C. RESPONSIBILITIES OF THE PARK MANAGEMENT

The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park.

The park management shall supervise the placement of each mobile home on its mobile home stand in accordance with this ordinance.

The park management shall maintain a register containing the names of all mobile home owners identified by lot number or street address. Such register shall be available to any herein authorized person inspecting the park.

D. RESPONSIBILITY OF PARK OCCUPANT

The park occupant shall comply with a applicable requirements of this ordinance and shall maintain his mobile home lot, its facilities, and equipment in good repair and in a clean and sanitary condition.

The park occupant shall be responsible for proper placement of his mobile home and accessory structures on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management and State and Town codes.

SECTION 402.A.9 – PERMITS FOR MOBILE HOME UNITS IN PARKS

A. It shall be unlawful for any person to place, construct, or extend a mobile home in a mobile home park unless that person holds a valid permit issued by the Code Enforcement Officer in the name of such person for the specific placement, construction alteration, or extension proposed.

B. All applications for permits shall be made on a form provided by the Town and shall be accompanied by or have already on file with the Town approved master plans and permits as provided for in this ordinance.

The Code Enforcement Officer shall review permit applications and inspect the premises to determine that the same complies with this ordinance and any other applicable codes and ordinances relative to the location, construction, arrangement, safety, and sanitary facilities of the mobile home.

SECTION 402A.10 – LICENSES

{RESERVED}

SECTION 402A.11 – INSPECTION OF MOBILE HOME PARKS

The Code Enforcement Officer or his agent is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this Ordinance and shall have the power to enter at a reasonable time upon any mobile home park property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

It shall be the duty of park management to give access to the park register and to all lots during normal business hours to the Code Enforcement Officer or his agent for the purpose of inspection.

SECTION 402A.12 – COMPLIANCE

A. NOTICES

Whenever the Code Enforcement Officer or his agent determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance; he shall give notice of such alleged violation to the person to whom the permit was issued as hereinafter provided. Such notice shall:

Be in writing

Include a statement of the reasons for its issuance

Allow a reasonable time for the performance of any act it requires

Be served upon the owner or his agent as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified return receipt to his last known address, or when he has been served with such notice by any method authorized by the laws of this state.

B. EMERGENCIES

Whenever the Code Enforcement Office finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that certain action be taken as he may deem necessary to meet the emergency. Notwithstanding any other provision of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply immediately, but shall be afforded a hearing before the Town Council as soon as possible. The provision of this Ordinance shall be applicable to such hearing and the order issued thereafter.

SECTION 402A.13 – STANDARDS AND SPECIFICATIONS

DRAINAGE, STORMWATER MANAGEMENT, AND EROSION CONTROL

A storm drainage study and a proposed drainage system plan bot certified by a registered professional engineer, for surface and subsurface runoff, showing measures proposed to prevent pollution of surface or ground water, soil erosion, increased runoff, changes in ground water level and flooding. The storm drainage study shall document post vs. pre-development runoff conditions for the two (2) and twenty-five (25) year, twenty-four (24) hour storms. Drainage improvements shall be designed to control the rate of runoffs for the twenty-four (24) hour storm such that the rate of post development runoff will not exceed that of the pre-development condition.

Soil erosion and the sedimentation control plans prepared according to the specifications of the Cumberland County Soil and Water Conservation District (CCS&WCD), including a letter of plan approval by the CCS&WCD.

STREET SYSTEM

Interior park streets shall intersect adjoining public streets at approximately ninety degrees (90˚) and at locations which will eliminate or minimize interference with traffic on those public streets. Access shall be in compliance with acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board.

Parking: All parking shall be off-street. Each mobile home unit shall be provided with two (2) on-site parking spaces. Each space shall have minimum dimensions of nine feet (9') width and eighteen feet (18') length.

Guest Parking: Guest parking shall be provided at a rate of one space for each four (4) mobile home units. Guest parking shall be located such that no mobile home is farther than two hundred feet (200') (walking distance) from guest parking.

Minimum pavement widths of park streets shall be twenty feet (20') for two-way traffic; fourteen feet (14') for one-way traffic, and at least seven feet (7') shall be added for each parking lane if provided. In addition to the minimum pavement width, all streets in a mobile home park shall have a cleared area (no vegetation or appurtenances over three feet high) of forty feet (40') within the right-of-way to provide for maneuvering of mobile homes.

The park street system shall have direct connection to a public street.

Street grades may not be more than eight percent (8%). Short runs with a maximum grade of twelve percent (12%) may be permitted, provided traffic safety is assured.

All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets to each mobile home lot. Such access shall be provided by private park streets.

Entrances to mobile home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the mobile home park entrance street for a distance of one hundred feet (100') from its point of beginning.

Park streets shall be built and designed according to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board. In the event the developer intends to offer the streets to the Town for acceptance as town ways, park streets shall be built and designed to those standards as set forth in the Town of Gray Subdivision Ordinance.

Park entrance streets must be able to accommodate all vehicle types having occasion to enter the park, including delivery vehicles and emergency vehicles.

All connections to the public street system shall be paved and shall meet the following standards:

Separation of park streets: four hundred feet (400') along the public road frontage.

Corner clearance is determined by the functional classification of the street as follows:

Arterials: eighty feet (80')

Collectors: forty feet (40')

Minor: thirty feet (30')

Specifications for access aprons shall be equal to the specifications for the existing street and shall be built according to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated and is not separated from automobile traffic. Such common walks shall have a minimum width of three and one half feet (3 1/2'). If the slope of a walk is greater than five percent (5%) (1 in. rise in a 20 in. run), a handrail should be provided. The slope of a walk shall not exceed 8.33 percent (8.33%) (1 in. rise in a 12 in. run). Walks shall have a continuous common surface, not interrupted by steps or abrupt changes in level greater than ½ in. Where walks cross driveways or parking lots, they shall blend to a common level by means of curb cuts, ramps, or other means. Curb cuts shall have a textured nonslip surface (such as broom-finish concrete). Walks shall be provided with a level area no less than five feet (5') by five feet (5') where they terminate at the doors; in no case shall such walks extend less than one foot (1') beyond the side from which the door opens.

A performance bond or similar financial guarantee acceptable to the Town Manager to secure completion of all improvements required by the Board and written evidence that the Municipal Officers are satisfied with the sufficiency of such bond shall be submitted.

No part of any park shall be used for non-residential purposes except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park, except for recreation.

Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to the pertinent utilities.

The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to comply with the Town of Gray laws.

Community facilities for the residents of each park should be provided. Facilities should meet the expected indoor and outdoor leisure time needs and may include common laundry facilities and office space for management. Facilities, when provided, shall be safely accessible to all residents. Such structures shall meet all applicable Town and State codes including those for buildings, utilities, occupancy, and handicap accessibility.

Accessory structures or permanent structures within the park shall meet all construction standards for building, plumbing, electrical, and fire protection as adopted by the Town of Gray and the State of Maine.

Each lot shall be marked for identification, easily readable from the park street.

All mobile home parks subject to this Ordinance will connect to the public water system provided by the Gray Water District.

Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position and shall include a cut-off valve before entering the mobile home.

An adequate and safe septic system or sewer system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such system shall be designed, constructed, and maintained in accordance with state and local laws. Cluster septic systems shall be limited to a maximum of four dwelling units.

LOT LAYOUT AND STANDS

Each mobile home lot shall contain a minimum area of 20,000 square feet. Units may be clustered on a 12,500 square foot lot when serviced by a central on-site subsurface waste water disposal

system approved by the Maine Department of Human Services provided that a total of 20,000 square feet per unit is provided. Lot areas are exclusive of park streets.

Mobile home stands shall occupy no more than twenty percent (20%) of the respective lot area. The accumulated floor area of the mobile home and its accessory structures shall not exceed fifty percent (50%) of the total area of the lot.

Each mobile home shall be anchored to a six inch (6") thick reinforced concrete slab, the horizontal dimensions of which are the same or larger than the mobile home unit. The concrete slab shall be placed on not less than a 12" layer of well graded compacted gravel on a stripped subgrade. Suitable masonry piers shall be placed from the concrete slab to the girders and hold-down wires, chain, or cable shall be anchored into the slab. A suitable attached skirt extending from the concrete slab to the mobile home shall be provided.

The lots within any mobile home park shall not all be of the same size and shape if mobiles homes of different sizes are to be accommodated and if effective use is to be made of the available space.

Buildings, mobile homes, or any structures shall be set back at least ten feet (10') from side and rear lot lines and twenty-five feet (25') from any park street. There shall be no variances of these setbacks.

Buildings and mobile homes shall be set back at least fifty feet (50') from any abutting property.

Placement of mobile homes within a park which appear to be perpendicular to a public road outside of the park is prohibited.

The site, including mobile home stand, patio, structures, and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the lot and the shape, size, and position of structures. Full attention shall be paid to use, appearance, and livability. Special attention shall be given to new mobile home designs and to common appurtenances that are available.

The mobile home unit shall be fitted to the terrain with a minimum disturbance to the land. Existing trees, rock formations and other natural site features shall be preserved to the extent practical.

The distance between mobile homes or mobile home stands shall not be less than twenty feet (20'). If structural additions to the mobile home are to be allowed, design distances must take the additional space required into account.

The site shall provide for a desirable residential environment which is an asset to the community. Innovative and imaginative designs shall be developed.

Visual buffers shall be provided within the property boundary perimeter setback area.

Screen planting shall consist of a mixture of evergreen and deciduous trees or shrubs which will be at least six feet (6') in height and seventy percent (70%) solid within three (3) years of planting.

Screen fences shall be visually attractive structures and constructed of durable weather resistant materials.

Earth mounds shall be limited to slopes which can be easily maintained (3 to 1 for grassed slopes) and be used preferably in combination with screen planting.

A variety of lot and home orientations within each site plan shall be encouraged to:

Eliminate monotony and repetitive unit siting;

Ensure compatibility and specific site shapes and harmony with topography;

Encourage individual mobile home site privacy;

Create siting variety and improve appearance; and

Take advantage of solar siting.

Each mobile home lot shall be designed to be occupied by one mobile home and uses thereto.

Each park shall provide either a recreation area or a fee-in-lieu of provision of such an area.

Recreation areas shall be not less than 2,500 square feet of area, or 100 square feet of area per space, whichever is greater. Suitable separations or other safeguards shall be provided if the recreation area abuts upon a railroad, a public street, a steep slope, or other similar hazard. Land reserved for recreation areas shall be developed, suitable, and usable for such use.

A fee in lieu of provision of land shall be made in conformance with the Town of Gray Subdivision Ordinance.

SECTION 402A.14 – SEPTIC SYSTEMS

All septic systems shall comply at a minimum with the State of Maine Plumbing Code.

SECTION 402A.15 – ELECTRICAL DISTRIBUTION SYSTEM

A. Every mobile home park and every mobile home shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with the Town of Gray Electrical Code and current edition of the National Electric Code governing such systems and approved by the Code Enforcement Officer.

B. All electrical service to the park shall be installed to comply with standards acceptable to the service provided (Central Maine Power, etc.)

SECTION 402A.16 – FIRE PROTECTION

Mobile home parks shall be kept free of litter, rubbish, and other flammable materials.

Portable fire extinguishers rated for classes A, B, and C fires shall be kept in Community Facilities Bldg. and maintained in good operating condition. Their rating shall not be less than 1A10BC (Underwriters Laboratory Rating). Mobile homes shall conform to the requirements of the N.F.P.A. 101 Life Safety Code as amended where applicable.

SECTION 402A.17 – ENFORCEMENT

On behalf of the Town, the Town Attorney shall, when directed by the Town Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this ordinance or the standards referred to herein with respect to any violation thereof which occurs.

SECTION 402A.18 – APPEALS

If the applicant should disagree with the action of the Planning Board, he may further appeal by filing a civil action in Superior Court.

SECTION 402A.19 – VARIANCES

A. Except as provided in subsection 19A-1, the Zoning Board of Appeals may authorize a variance from the bulk and space requirements of these regulations when, in its opinion, undue hardship will result from strict compliance. A variance shall not be authorized from Section five (5) of these regulations.

A-1 Disability Variance
The Board may grant a variance to a property owner for the purpose of making that property accessible to a person with a disability who is living on the property. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the property by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives on the property. For the purposes of this subsection, disability has the same meaning as a physical or mental handicap under Title 5, MRSA Section 4553.

B. The term "undue hardship" shall mean:

1. The land in question cannot yield a reasonable return unless a variance is granted; and;
2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and;
3. The granting of a variance will not alter the essential character of the locality; and;
4. The hardship is not the result of action taken by the applicant or a prior owner.

C. All requests for variance from the ordinance shall be submitted in writing. The decision of the Board of Zoning Appeal shall be rendered prior to application for Mobile Home Park approval. Written decision shall be forwarded from the ZBA to the Town Planner.

SECTION 402A.20 – REPEALING CLAUSE

All ordinances in conflict with the provisions of this Ordinance are hereby expressly repealed to the extent of said conflict with mobile home park development requirements.

SECTION 402A.21 – SEVERABILITY CLAUSE

Should any portion or part of this Ordinance be held by a court of competent jurisdiction for any reason invalid or unenforceable, the same shall not be construed to affect any other portion hereof, but all other portions hereof shall remain in full force and effect.